AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 9, 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 NOVEMBER 12, 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, SERVITUDE, EASEMENTS

Entering Parish Right-of-Way (Unnamed Roadway), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of making drainage and traffic improvements

Entering Parish Right-of-Way (Bootlegger Road), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of installing fiber optic cable

MINOR SUBDIVISIONS

MS14-11-065
16.8 combined acreage parcels into parcels A thru E, Ward 10, District 6
Parish Council District Representative: Hon. Richard Tanner
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 9, 2014
MANDEVILLE, LOUISIANA

MS14-11-066
95.88 combined acreage parcels ad revoked right of way into parcels A & B, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner

MS14-11-067
A 4.056 acre parcel into lots JA-1 & JA-2, Ward 9, District 11
Owner: Jessie & Enola Atchley    Surveyor: BMF Professional Land Surveyors
Parish Council District Representative: Hon. Steve Stefancik

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002
Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Parish Council District Representative: Hon. Jerry Binder

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

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

PRELIMINARY SUBDIVISION REVIEW

SD06-06-018P1A
Countryside, Phase 1A, Ward 1, District 3
Developer/Owner: Abita Equities    Engineer: Arrow Engineering
(POSTPONED FROM THE NOVEMBER 12, 2014 MEETING)
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 9, 2014
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

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
(POSTPONED FROM THE NOVEMBER 12, 2014 MEETING)

SD08-04-005FIII
The Villages at Bocage, Phase III, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

SD06-12-047F
Pruden Creek, Ward 3, District 3

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Entering Parish Right-of-Way (Nellie & Beth Drives), Ward 8, District 14
Request to enter Parish right-of-way for the purpose of widening the roadways and improving drainage
(Request by debtor for an extension of time)

SD13-07-003P
Berkshire, Ward 8, District 9
(Request by developer for an extension of time for six months for a work order)

NEW BUSINESS

ADJOURNMENT
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

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, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph, Bill Matthews
Absent: Marcus Hines
Staff Present: Ron Keller, Raima Tobler, Jeremy Harrison, Terry Hand, 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. Matthews

APPROVAL OF THE OCTOBER 14, 2014 MINUTES

Mr. Randolph moved to approve, second by Mr. Drumm
Yea: Martha Cazaubon, "Pug" Lorren, Bill Matthews, Todd Richard, Bernie Willie, 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.
Mr. Matthew moved to pull items MS14-10-058, MS14-10-059, & MS14-10-060 from the consent calendar, second by Mr. Davis.

Yea: Martha Cazaubon,"Pug" Lorren, Bill Matthews, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

Mr. Willie moved to hear the remaining items on the consent calendar, seconded by Mrs.Cazaubon.

Yea: Martha Cazaubon,"Pug" Lorren, Bill Matthews, Todd Richard, Bernie Willie, 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 constructing roadway and laying sewer/water lines

Approved as per consent calendar

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

Approved as per consent calendar

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

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

Following the Public Hearing, discussion was held and Randolph made a motion seconded by Matthews to approve this request.

Yea: Martha Cazaubon,"Pug" Lorren, Marcus Hines ,Todd Richard, BernieWillie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph
Nay: None Abstain: None
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

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

Following the Public Hearing, discussion was held and Cazaubon made a motion seconded by Randolph to approve this request.

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

Nay: None
Abstain: None

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

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

Following the Public Hearing, discussion was held and Cazaubon made a motion seconded by Randolph to approve this request.

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

Nay: None
Abstain: None

------------------------------------------------------------------------ (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)

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

Following the Public Hearing, discussion was held and Matthew made a motion seconded by Willie to postpone this request.

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

Nay: None

Abstain: None

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

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

Following the Public Hearing, discussion was held and Davis made a motion seconded by Matthews to approve this request.

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

Nay: None

Abstain: None
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2014
MANDEVILLE, LOUISIANA

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.

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

Opposition: None

Following the Public Hearing, discussion was held and Cazaubon made a motion seconded by Richard to approve this request.

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

Nay: None

Abstain: None

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

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

Opposition: None

Following the Public Hearing, discussion was held and Davis made a motion seconded by Matthews to approve this request.

Yea: “Pug” Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None
A second discussion was held and Matthews made a motion seconded by Davis to hear this request.

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

**Nay:** None

**Abstain:** None

Following the Public Hearing, discussion was held and Matthews made a motion seconded by Davis to approve this request.

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

**Nay:** None

**Abstain:** None

**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

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

**Opposition:** None

Following the Public Hearing, discussion was held and Matthews made a motion seconded by Willie to postpone this request.

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

**Nay:** None

**Abstain:** None
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2014
MANDEVILLE, LOUISIANA

SDO6-08-028F1
Spring Haven, Phase 1, Ward 1, District 4
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: Paul Marone

Following the Public Hearing, discussion was held and Davis made a motion seconded by Matthews to approved this request.

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

Nay: None

Abstain: None

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.)

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

Following the Public Hearing, discussion was held and Randolph made a motion seconded by Lorren to approved this request.

Yea: "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, 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 AUTOZONE, INC. TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO AUTOZONE, INC.; 123 FRONT STREET, 3RD FLOOR; MEMPHIS, TN 38103; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF AN UNNAMED R.O.W. IN THE VICINITY OF THE INTERSECTION OF LA HWY 59 AND HARRISON AVE FOR THE PURPOSE OF CONSTRUCTING DRAINAGE IMPROVEMENT AND TRAFFIC CIRCULATION.

WARD 3, DISTRICT 5.

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

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

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

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the concrete 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. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

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

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

6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of $6,300 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 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.

9. That the petitioner and any assignees agrees to provide maintenance for this project at his/her own expense until the Performance Obligation is released.

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

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

12. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the 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 use of the R.O.W.

13. That the petitioner shall submit a site plan of Petitioner’s property and the 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 5.

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

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
AutoZone Inc.
Enter R.O.W.
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. ______

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

SUB-TITLE: A RESOLUTION GRANTING HUNT TELECOMMUNICATIONS, LLC; 110 E. COLEMAN AVE; HAMMOND, LA 70403; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF LA-1085 (BOOTLEGGER RD.) LOCATED BETWEEN LA21 AND ROUSSEAU RD., FOR THE PURPOSE OF INSTALLING FIBER OPTIC CABLE.

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. That the petitioner post a Performance Letter of Credit in the amount of $32,600 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
(CONSENT CALENDAR)
MINOR
SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 2, 2014)

CASE NO.: MS14-11-065
OWNER/DEVELOPER: Bonnie A. Paille
ENGINEER/SURVEYOR: LS Land Surveying, L.L.C.
SECTION: 15 WARD: 10
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 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 east side of Downs Avenue and north of Lowe Davis Road, northeast of Abita Springs, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 16.8
NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 3+ acres
ZONING: A1-A Suburban

REASONS FOR PUBLIC HEARING: One or more parcels are being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from a combined 16.8 acres; and since more than one of the parcels 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.

Department of Engineering
None

Department of Environmental Services
None
The P.O.8.I.R.plot to be SBW 30'E—1331.0; North—65L2 W, from the Section Corner common to Section 15, 15, 21 & 22, T—7—S, R—12—E, St. Tammany Parish, Louisiana.

Refer on care
1.) A Survey Map by Jercn R. R. Tennorle Dated 12—13—74. (Seal of Bearing)
2.) A Survey Map by Lowell E. Cummings Dated 11—08—74. (Seal of Bearing)

Sufficient Setback (If Any) should be verified prior to any construction.

This Map is Located in flood Zone C.

LEGEND:
•—Fnd. 1/2' Rebor
•—Fnd. 1' Pipe
O—Set 1/2 Rebor
—Fnd. 3/4' Pipe.

CHAIRMAN PLANNING COMM.
SECRETARY PLANNING COMM.
CLERK CIVIL COURT

ESTATE OF ANDRUPAILLE, TR.
eA 1'-120' J 15 T.810

Property Located In Section 15, 7-6-5, R-12-E, St. Tammany Parish, Louisiana.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 2, 2014)

CASE NO.: MS 14-11-066

OWNER/DEVELOPER: James P. Stoyanoff

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 38 & 39 WARD: 5
TOWNSHIP: 5 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 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 40 and bisected by Powerline Road, northwest of Bush, Louisiana

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

TOTAL ACRES IN DEVELOPMENT: 95.88
NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 14.5 & 77.33 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: The proposal involves the combining of four parcels to create two larger tracts.

STAFF COMMENTARY:

Department of Development - Planning

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

Department of Engineering

None

Department of Environmental Services

None
NOTE:
THIS SURVEY DOES NOT CONSTITUTE AS A BOUNDARY SURVEY. NO ACTUAL FIELD WORK ON THIS SURVEY. CALLS WERE TAKEN FROM THE 2 REFERENCE SURVEYS.

APPROVALS:
CHAIRMAN - ST. TAMMANY PLANNING COMMISSION
SECRETARY - ST. TAMMANY PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERS
CLERK OF COURT
DATE FILED MAP FILE NO.

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 "B" SURVEY.

DRAWN BY: SPH
SCALE 1" = 200'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
430 HWY. 1085, EXIT 15 @ MADISONVILLE, LA 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBSurvey.com e-mail: jbonneaus@jebsurvey.com

A RESUBDIVISION MAP OF
77.33, 14.50, 2.00 & 2.05 ACRE PARCELS OF LAND AND A REVOKED 40' RIGHT-OF-WAY, POWERLINE ROAD
situaded in SECTIONS 38 & 39, T-5-S, R-12-E

PARCELS A & B
77.33 ACRES
NOTE: NO IMPROVEMENTS LOCATED
14.50 ACRES
NOTE: NO IMPROVEMENTS LOCATED
2.00 ACRES
NOTE: NO IMPROVEMENTS LOCATED
2.05 ACRES
NOTE: NO IMPROVEMENTS LOCATED
1.48 ACRES - 64,284.79 SQ. FT.

LOUISIANA HIGHWAY 40

A SURVEYOR'S CERTIFICATE OF COMPLIANCE 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 "B" SURVEY.

E. BONNEAU & ASSOCIATES, INC.
Land Surveyor. • Planner, and Consultant.
420 HWY. 1085, EXIT 15 @ MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBSurvey.com e-mail: jbonneaus@jebsurvey.com
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 2, 2014)

CASE NO.: MS14-11-067

OWNER/DEVELOPER: Jessie & Enola Atchley

ENGINEER/SURVEYOR: BFM Professional Land Surveyors

SECTION: 33  WARD: 9
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 11
RANGE: 14 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 at the far south end of Emile Street, south of I-12 and west of Slidell, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 4.056
NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 1 acre +

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING:
One lot is being accessed by a private drive and proposed lot JA-1 does not meet the minimum lot width requirement.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two lots from one 4.058 acre parent parcel at the southern end of Grand Subdivision; and since the private drive will only provide access to one (1) lot/parcel within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

However due to the fact that technically proposed lot J-1 does not meet the minimum road frontage for a lot in an A-2 Suburban zoning district of 150', a waiver of the regulations is required request relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve the waiver pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

The staff has no objections to the proposed minor subdivision request since the lot fronting on Emile Street opens up approximately 150' back to over a 500' width.
Department of Engineering

None

Department of Environmental Services

None
LOT JA—2
45,000 SQ. FT.
1.033 ACRES

LOT JA—1
131,679 SQ. FT.
3.033 ACRES

SURVEY REFERENCES

SURVEY AND MINOR SUBDIVISION OF A 4.056 ACRE PARCEL OF LAND INTO LOTS JA–1 & JA–2, LOCATED IN SECTION 33, T–8–S, R–14–E, WARD 9, ST. TAMMANY PARISH, LOUISIANA

Published by Professional Land Surveyors

JESSIE ATCHLEY
SCALE: 1' = 100'
DATE: 8–22–2014
DRAWN BY: B.S.F.
FILE NAME: 4.056 ac Tract
PROJECT No: 8795
REVOCATION/CLOSINGS

REVIEW
REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-12-002

NAME OF STREET OR ROAD: ALGIERS AVENUE

NAME OF SUBDIVISION: CENTRAL PARK

WARD: 8 PARISH COUNCIL DISTRICT: 12

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

SURROUNDING ZONING: Commercial & Single Family Residential

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

STAFF COMMENTARY:

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

Recommendation:

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

- “City of Slidell” needs to be removed from the legend and replaced with “St. Tammany Parish”.
- A notation needs to be placed on the survey indicating that the 25' wide strip of Algiers Avenue will be assimilated into parcel 1-A-1 to the south.
- The surveyor needs to determine if there is any additional right-of-way between the 25' wide strip and the detention ponds to the north.
A SURVEY MAP OF PARCEL 1—A—1 AND THE SOUTHERN PORTION OF ALGIERS AVENUE (0.232 AC.) TO BE REVOKED IN SECTION "B" OF CENTRAL PARK SUBDIVISION, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist other than those shown herein. It is understood that this survey has been prepared in accordance with the Standards of Practice of the Louisiana State Board of Registered Surveyors. No endorsement is implied by the use of this survey.

(scale: 1" = 50')

10/4/13

J.D. L.

J.W.

DWG. NO.: 20130536

SHEET 1 OF 1

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

OWN YOUR OWN MINI-STORAGE, LLC

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

SEAN M. BURKES
LA REG. NO. 4765
TENTATIVE
SUBDIVISION
REVIEW
TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of December 2, 2014)

CASE NO.: SD14-12-006

PROPOSED SUBDIVISION NAME: BEDICO CREEK, PARCEL 11

DEVELOPER: Bedico Creek Preserve, L.L.C.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 31
TOWNSHIP: 6 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the east side of Audubon Parkway, south of I-12 and north of LA Highway 1085, west of Covington, Louisiana.

SURROUNDING LAND USES: North - undeveloped
                           South - undeveloped
                           East - undeveloped
                           West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 27.19

NUMBER OF LOTS: 84
TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development (P.U.D.)

FLOOD ZONE DESIGNATION: A

STAFF COMMENTARY:

Department of Development - Planning

The developer has satisfied all staff comments; therefore, the staff recommends approval of the proposed tentative subdivision request.
Department of Engineering

1. A revised TIA needs to be submitted for review;

2. Revise restrictive covenant #10 from 30' to 60'.

Informational Items:

For Preliminary will need:

1. Stormwater site plan indicating BMP selection & placement with legend & BMP details for Preliminary;

2. Copy of LDEQ Stormwater Permit letter with Agency Interest Number prior to Work Order;

3. Copy of SWPPP maintained on construction site for stormwater inspections.
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)
- 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

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. Show one (1) foot contours on drainage plan
   b. Revise hydro study for a 25% reduction instead of 10% reduction
   c. Revise note #3 on drainage plan to RCPA instead of BCCMPA
d. Need to indicate what is to drain into the servitude and where the servitude will discharge.
   (Note: Flow arrows on the lots indicate drainage to the front drainage ditch without allowing for split drainage toward the drainage servitude.)

e. Need a profile view of the proposed drainage servitude with direction of flow.

f. Need Drainage/Stormwater site plan to indicate sediment/erosion BMPs for the drainage servitude in the greenspace behind the lots.

g. Need copy of SWPPP maintained on construction site for stormwater inspections.

h. Need copy of LDEQ Stormwater Permit letter with Agency Interest Number prior to Work Order.

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 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 December 2, 2014)

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

SUBDIVISION NAME: Bedico Creek, Parcel E-2

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: 7.40

NUMBER OF LOTS: 13  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 11/25/14. The inspection disclosed that all asphalt roads are constructed and the concrete “round-about” is constructed, final grading of shoulders and roadside ditches were under construction.

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

a. Show benchmark and geoid on S/D plat;
b. Revise typical Street section to asphalt on plat;
c. Revise legal description to match boundary lines;
d. Label Point of Beginning;
e. Need engineer’s stamp on Paving and Drainage As-Built;
f. Fill material is needed in “roundabout” median for proper drainage;
g. Fill material is needed in cul-de-sac median for proper drainage.

h. 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.

i. 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. 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 December 2, 2014)

CASE NO.: SD08-04-005III

SUBDIVISION NAME: The Villages at Bocage, Phase III

DEVELOPER: First Horizon, Inc.  
1244 S. Range Road  
Denham Springs, LA 7726


SECTION 7  
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)  
X RURAL (Residential Farm Tract lots 5 acres plus)  
_ OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 7.420

NUMBER OF LOTS: 65  
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 November 20, 2014. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed, the roadside ditches are constructed, road shoulders are constructed and the roadside ditches 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;
d. Need invert elevations at each property corner;

f. 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.

g. 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. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1852 linear feet x $22.00 per linear foot = $40,700 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 65 lots = $70,005
Drainage Impact Fee = $1,114 per lot x 65 lots = $72,410

Fees are due before subdivision plats can be signed.

Department of Development - Planning

None
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of December 2, 2014)

CASE NO.: SD06-12-047F

SUBDIVISION NAME: Prudene Creek S/D

DEVELOPER: Pruden Creek Partners, L.L.C.  
2901 Ridgelake Drive, Suite 213  
Metairie, LA 70002


SECTION 23  
TOWNSHIP 6 South  
RANGE 10 East

WARD: 3  
PARISH COUNCIL DISTRICT: 3

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

TOTAL ACRES IN DEVELOPMENT: 24.879

NUMBER OF LOTS: 60  
AVERAGE LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A4 & B

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on November 20, 2014. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed, the roadside ditches are functioning and detention pond is constructed.

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 AS-BUILT Paving and drainage drawing since drawing submitted has no as-built elevations;
   b. Lots #8, 9 and 10 cannot drain on adjacent lots;
   c. Lot #2 - show lot drainage arrow;
d. Fences need to be constructed in accordance with Restrictive Covenants #15, 17 & 18;

e. Need floppy disks or latest format;

f. Need street name signs;

g. Need traffic signs;

h. Need blue reflectors;

i. Need signage As-Built;

j. Remove spot elevation - 2.18 from Lot# 48;

k. The Department of Health & Hospitals has not issued a permit for this subdivision;

l. An “After the Fact” Unlimited Work Order is required;

m. Drawings are not labeled as “as-built”;

n. Sewer slopes labeled as 0.04% should be corrected to say 0.4%;

o. Street names need to be shown on the sewer and water plan;

p. The manhole shown on the sewer and water plan in the cul-de-sac at the end of East Creek Court is not in the correct location. The manhole location on the plan needs to be modified to reflect its actual location;

q. The current layout of the WWTP does not leave room for expansion if Simpson Farms subdivision is to be connected to this sewer system;

r. 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;

s. 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. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2640 linear feet x $22.00 per linear foot = $58,100 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 60 lots = $64,620
Drainage Impact Fee = $1,114 per lot x 60 lots = $66,840

Fees are due before subdivision plats can be signed.

Department of Development - Planning

None
OLD BUSINESS

(Item # 1)
December 2, 2014

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

Re: Enter Parish R.O.W. (Res. No. 13-115)
Specifically Portions of Nellie Dr. & Beth Dr.
For the Purpose of Widening the Roadways &
Improving Roadside Drainage

Honorable Commissioners:

The above referenced resolution was adopted on November 12, 2013.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time and a reduction of the Performance Obligation from $77,000 to $68,000 because of a reduction in the limits of construction.

Attached are letters dated November 6, 2014 requesting a reduction of the Performance Obligation and November 10, 2014 requesting an extension to time.

The Department of Engineering has reviewed the revised estimated cost of the roadway work and agree with the petitioner’s engineer’s value.

The Department of Engineering has no objection to the extension of time.
Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

**ACTION REQUIRED:**

1. Extend adoption date to 12/9/14 thereby extending the six (6) month submittal of documentation to 6/9/15 and the completion date to 12/9/16.
2. Approve the reduction of the Performance Obligation from $77,000 to $68,000.

Sincerely,

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

Enclosures: 11/6/14 and 11/10/14 Letters

xc: Honorable T. J. Smith
    Mr. Ron Keller
    Mr. Earl J. Magner, P.E., P.L.S.
    Mr. Jeremy R. Harrison
    Ms. Jackie Nunenmacher
    Ms. Darnell Ellingsworth
November 6, 2014

Mr. Earl Magner
St. Tammany Parish Department of Engineering
21454 Koop Drive
Mandeville, LA 70471

RE: Proposed RaceTrac #941
US 190 (Fremaux Ave) @ Nellie Dr.
Slidell, LA 70460
Proposal to Enter the Right-of-Way

Mr. Magner,

Please see attached revised plans for the proposed improvements to Nellie and Beth Drive for the above mentioned RaceTrac Project. The plans were revised per the latest permitting comments from Rebecca Lala at St. Tammany Parish Traffic Dept. She requested that the second access drive on Beth Dr. be removed. Due to this change, the roadway plan had been revised to show the widening of Beth Dr. to end 10' past the front drive. The proposed drainage improvements have not been changed.

I have attached the latest plan set for review and approval. The estimated cost of this roadway work has also been reduced from approx $77,000 to approx $68,000. See attached revised Cost Estimate.

Please let me know if you have any questions or concerns.

Sincerely,

John Thompson, EI
Duplantis Design Group, PC

4307 Bluebonnet Blvd. Suite A Baton Rouge, LA 70809
Phn 225.751.4490 \ Fax 225.751.4495
# Civil Engineer's Opinion of Probable Cost

**RaceTrac #941 - Off-Site Roadway Improvements**

**11/6/2014**

## WORK ACTIVITY

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November 10, 2014

Mr. Earl Magner
St. Tammany Parish Department of Engineering
21454 Koop Drive
Mandeville, LA70471

RE: Enter Parish Right-of-Way (Res. 13-115)  
Nellie and Beth Dr.
For the purpose of Widening the Roadways and Improving Road Side Drainage

Mr. Magner,

Please allow this letter to serve as a request for an extension for the approval to widen the above mentioned roadways. I would like to be placed on the agenda for the December 9, 2014 Planning Commission Agenda.

I would also like to reduce the Performance Obligation from $77,000 to approx $68,000 per the latest cost estimate for this work.

Please let me know if you have any questions or concerns.

Sincerely,

John Thompson
Duplantis Design Group, PC

J:\ohn\Th\ompson

DUPLANTIS DESIGN GROUP, PC
4307 Bluebonnet Blvd. Suite A Baton Rouge, LA 70809
Phn 225.731.4490 \ Fax 225.731.4495
OLD BUSINESS

(Item # 2)
OLD BUSINESS

December 9, 2014 Agenda

The above captioned Preliminary subdivision was approved at the September 10, 2013 meeting. Subsequent to the approval an extension of time was granted by the Commission at the September 9, 2014 meeting extending the time to December 31, 2014.

The developer has not been able to furnish all documentation and his engineer is requesting an extension of time for six (6) months to allow for a work order to be issued (see email 11/20/14).

The Department of Engineering has reviewed their request and has no objection to the extension of time to June 30, 2015.

ACTION REQUIRED:
1. Grant an extension of time for submittal of a work order to June 30, 2015.

Sincerely,

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

Enclosure: Email 11/20/14

xc: Honorable Gene Bellisario
    Ms. Kelly Rabalais
    Mr. Ron Keller
    Mr. Earl J. Magnier, P.E., P.L.S.
    Mr. Jeremy R. Harrison, E.I.

J. V. Burkes & Associates, Inc.
Mr. Steve Duvernay
Berkshire Partners, LLC
Mr. Earl,

Per our conversation last week, we are formally requesting an extension of time to get a work order for Berkshire Subdivision.

Geotechnical borings have been contracted and scheduled to be complete next week, a revision to the sewer and water plans per DHH comments has been resubmitted to DHH and we have met with your office and are attempting to work out all of the issues discussed. It is apparent that we will likely not meet the deadline, mainly due to outside review timeliness of DHH (they have 60 days to review and comment on our resubmittal sent last week – attached).

Thanking you in advance.

Sincerely,

Sean M. Burkes, P.E., P.L.S.
J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, La. 70458
(985) 640-1298 cell
(985) 649-0075
(985) 649-0154 fax
www.jvburkes.com