AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MAY 12, 2015
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF THE APRIL 14, 2015 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

MINOR SUBDIVISIONS

MS15-04-015
A 1.188 acre parcel into Parcels A & B, Ward 9, District 11
Owner: Daniel C. Ladner Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Steve Stefancik

MS15-04-016
A 3.06 acre parcel into Parcels A & B, Ward 4, District 4
Owner: Daniel & Deen Reese Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Reid Falconer

MS15-04-017
Parcels D & E into Parcels D, E1 & E2, Ward 7, District 11
Parish Council District Representative: Hon. Steve Stefancik

[------------------------------(End of Consent Calendar)-----------------------------]
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 12, 2015
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS15-04-032
Northpointe Business Park, Phases 1 & 4, lot 14A, (removal of drainage servitude) and tract A into tract A-1, Ward 1, District 3
Petitioner: Pleasantville, JDC    Surveyor: Acadia Land Surveying, L.L.C.

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

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

SD14-05-004P
The Estates at Watercross, Ward 1, District 1
Developer/Owner: All State Financial Company    Engineer: Duplantis Design Group, P.C.

SD12-06-003P
Planche Estates, Ward 3, District 3

FINAL SUBDIVISION REVIEW

SD02-07-019F
Wadsworth, Ward 4, District 5
(POSTPONED AT THE APRIL 14, 2015 MEETING)
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 12, 2015
MANDEVILLE, LOUISIANA

SD04-08-024F-B
Bedico Creek, Parcel B, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
General Location: The property is bounded by LA Highway 1085 on the south and I-12 on the north, west of Covington, Louisiana.
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

SD07-04-008F1
Spring Lakes, Phase 1, Ward 1, District 3
Developer/Owner: Lonesome Development Engineer: Richard C. Lambert Consultants, L.L.C.

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
PLANNING

COMMISSION

MINUTES
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ROLL CALL

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

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Matthews.

APPROVAL OF THE MARCH 10, 2015 MINUTES

Matthews moved to approve, second by Lorren.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

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

Matthews moved to pull all items from the consent calendar. Second by Davis.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:
PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Molitor Street), Ward 4, District 7
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Claire & Bruce Ennis   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: Kenny Adams/Integrity Builders   Opposition: none
Davis moved to approve this request, second by Richard.
Yea:   Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:   
Abstain:   

Entering Parish Right-of-Way (Nellie Drive & Daney Street), Ward 8, District 14
Request to enter Parish right-of-way for the purpose of installing an 8" water line
Debtor: AT&T   Parish Council District Representative: Hon. T.J. Smith
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Angie Eymard/JV Burkes   Opposition: none
Matthews moved to approve this request, second by Randolph.
Yea:   Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:   
Abstain:   

Entering Parish Right-of-Way (Valmont Street), Ward 4, District 10
Request to enter Parish right-of-way for the purpose of gaining access to property
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Judith Chatelain/owner   Opposition: none
Lorren moved to approve this request, second by Richard.
Yea:   Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:   
Abstain:   

2
MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, APRIL 14, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Entering Parish Right-of-Way (Moore’s Road), Ward 4, District 10  
Request to enter Parish right-of-way for the purpose of laying and connecting a sewer force main & stormwater discharge pipe  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: none Opposition: none  
Matthews moved to approve this request, second by Randolph.  
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph  
Nay:  
Abstain:

Entering Parish Right-of-Way (Westshore Drive), Ward 1, District 1  
Request to enter Parish right-of-way for the purpose of making roadway improvements  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell Opposition: none  
Matthews moved to approve this request, second by Lorren.  
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph  
Nay:  
Abstain:

MINOR SUBDIVISIONS

MS15-03-012  
A 3.88 acre parcel into Tracts 1-A, 1-B & 1-C, Ward 10, District 6  
Owner: Dragonfly Enterprises, Inc. Surveyor: John G. Cummings & Associates  
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: none Opposition: none  
Randolph moved to approve this request, second by Richardson.  
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph  
Nay:  
Abstain:
MS15-03-013
A 0.822 acre parcel into Parcels A & B, Ward 3, District 2
Owner: Marilyn Bunel  Surveyor: John G. Cummings & Associates
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: Marilyn Bunel  Opposition: none

Willie moved to approve this request, second by Cazaubon.
Yea:  Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Mannella, Drumm, Randolph
Nay:  Matthews
Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCA TION/CLOSINGS REVIEW

REV14-12-002
Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Parish Council District Representative: Hon. Jerry Binder
(POSTPONED AT THE MARCH 10, 2015 MEETING)
(APPLICANT REQUESTS POSTPONEMENT INDEFINITELY -to be pulled from agenda)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: none  Opposition: none

Matthews moved to postpone this case, second by Randolph.
Yea:  Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

RESUBDIVISION REVIEW

RS15-03-026
River Forest Country Club, Sq. 3, lot 6 into lots 6-A and 6-B, Ward 1, District 3
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell. Opposition: none

Cazaubon moved to approve this case, second by Willie.
Yeas: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

RS15-04-028
Town of Mandeville, Square 242 & a portion of 257 into lots 1 thru 29, Ward 4, District 7
Owner: James Coate Parish Council District Representative: Hon. Jake Groby
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Bill Magee. Opposition: none

Davis moved to approve this case, second by Drumm.
Yeas: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD07-04-009P
Tantella Ranch, Ward 1, District 3
Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.
(The developer is requesting a name change to “Magnolia Mound” – see under “Old Business”)
(POSTPONED AT THE MARCH 10, 2015 MEETING)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell/Arrow Engineering. Opposition: none

Randolph moved to postpone this item until the June meeting, second by Matthews.
Yeas: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

FINAL SUBDIVISION REVIEW
SD02-07-019F
Wadsworth, Ward 4, District 5
(DEVELOPER REQUESTS POSTPONEMENT)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: none Opposition: none

Matthews moved to postpone this item, second by Davis.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-04-009P
Tantella Ranch, Ward 1, District 3
Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.
(The developer is requesting a name change to “Magnolia Mound”)
(Postponed at the March 10, 2015 Meeting)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell/Arrow Engineering Opposition: none

Matthews moved to postpone this item, second by Randolph.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

Ruelle Court, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

(Developer is requesting an extension of time to acquire a work order)

(POSTPONED AT THE MARCH 10, 2015 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Eddie Powell/Kyle & Assoc. Opposition: none

Matthews moved to grant a 90 day extension, second by Willie.
Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Nay:
Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman
(CONSENT CALENDAR)

MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of May 5, 2015)

CASE NO.: MS15-04-015

OWNER/DEVELOPER: Daniel C. Ladner

ENGINEER/SURVEYOR: John G Cummings & Associates, Inc.

SECTION: 30  
TOWNSHIP: 8 South  
RANGE: 14 East  
WARD: 9  
PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: The property is located on the north side of Scenic Drive and west of Airport Road, 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: 1.188

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: ½ acre

ZONING: A-4 Single Family Residential

REASONS FOR PUBLIC HEARING: Both parcels are under 1 acre in size.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) substandard parcels of approximately ½ acre each from one 1.188 acre parent parcel. The proposal does not meet the minimum lot size requirements for the minor subdivision process of one acre; therefore, the staff recommends denial of the proposed minor subdivision request.

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

None

Department of Environmental Services

None
NOTES:
1. This property is located in Flood Zone B, per F.E.M.A. Map No. 225205 0405 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREIN. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILED DATA FOR THIS SURVEY.

APPROVAL:
A MINOR SUBDIVISION OF 1.188 ACRES INTO PARCELS A & B, LOCATED IN SECTION 30, TOWNSHIP B SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED          FILE NO.
(985) 892–1548
John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

FAX (985) 892–9250
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: MS15-04-016

OWNER/DEVELOPER: Daniel & Deen Reese

ENGINEER/SURVEYOR: John G Cummings & Associates, Inc.

SECTION: 54  WARD: 4
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 4
RANGE: 11 East

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

GENERAL LOCATION: The property is located on at the far western end of Del Oaks Drive and north of LA Highway 22, east of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 3.06

NUMBER OF LOTS/PARCELS: 2  TYPICAL LOT SIZE: 1 acre plus

ZONING: A-4 Single Family Residential

REASONS FOR PUBLIC HEARING: Proposed parcel A does not meet the minimum lot width in an A-4 Single Family Residential zoning district of 90'.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel. Proposed Parcel “A” doesn’t meet the minimum lot width from front to back of 90'; however the lot does widen out to over 90' towards the middle of the parcel.

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 in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: MS15-04-017


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

SECTION: 28  WARD: 7
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 11
RANGE: 13 East

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

GENERAL LOCATION: The property is located on west side of N. Mill Road and north of U.S. Highway 190, in the vicinity 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: 13.18

NUMBER OF LOTS/PARCELS: 3  TYPICAL LOT SIZE: 1 acre plus

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Proposed Tract "E2" is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from Tract E (Tracts "E1" & "E2") that are a part of an existing minor subdivision; and since the private drive will only provide access to one (1) tract 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
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS15-04-032

NAME OF SUBDIVISION: Northpointe Business Park, Phases 1 & 4


SECTION: 3  WARD: 1
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

PROPERTY LOCATION: The property is located on the north side of Northpointe Court and west of LA Highway 1077, west of Covington, Louisiana.

ZONING: I-2 Industrial

PROPERTY OWNER: JDC

STAFF COMMENTARY:

The owner is proposing to combine two parcels into one larger parcel, and at the same time, is requesting the commission to eliminate a 20' wide drainage servitude in favor of relocating same as a 20' wide "private drainage servitude" along the eastern boundary of proposed tract A-1.

The department of engineering has reviewed the request and has no objections to the removal and relocation of said servitude (see letter attached) conditioned upon the developer of Phase 4 providing an as-built drainage plan showing the relocation of the servitude along with a typical cross-section of said servitude and as-built elevations.

Recommendation:

The staff has no objections to the proposed resubdivision request and relocation of the 20' wide drainage servitude subject to the conditions as established pursuant to the letter from engineering.
THE REMOVAL OF A 20' WIDE DRAINAGE SERVITUDE
FROM TRACT A-1
NORTHPOINTE BUSINESS PARK, PH. 4
LOT 14A
NORTHPOINTE BUSINESS PARK, PH. 4
LOCATED IN SECTION 3,
TOWNSHIP 7 SOUTH—RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

APPROVALS
Chairman, Parish Planning Commission
Secretary, Parish Planning Commission
Director of Department of Engineering
Surveyor’s Report, Planning Commission

ST. TAMMANY PARISH, LOUISIANA
TOWNSHIP 7 SOUTH—RANGE 10 EAST
LOT 14A
NORTHPOINTE BUSINESS PARK, PH. 4
PLAT SHOWING RESUBDIVISION

ACADIA LAND SURVEYING, LLC
LOUISIANA—MISSISSIPPI—TEXAS

SCALE: 1' = 300'
April 21, 2015

Acadia Land Surveying, LLC
c/o Byron Oncale
206 East 2nd Street
Thibodaux, LA 70301

Re: Resubdivision of Lot 14A Northpointe Business Park, Ph. 1 & Tract A Northpointe Business Park, Ph. 4 into Tract A-1 Northpointe Business Park, Ph. 4

Mr. Oncale

Reference is made to your request to resubdivide Lot 14A and Tract A into Tract A-1 and relocate a 20' Drainage Servitude within the Northpointe Business Park Development. The Department of Engineering has no objection to the proposed resubdivision provided that the required As-Built Drainage Plan (once Phase 4 is constructed) shows the relocation and typical section of said servitude along with as-built elevations that show positive flow.

Sincerely,

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

CEW/JRH

xc: Honorable James A. "Red" Thompson
Ms. Gina Campo
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jeremy Harrison, P.E.
Mr. Jay Watson, P. E.
Northpointe Business Park, LLC
Arrow Engineering & Consulting
PRELIMINARY SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD04-08-024P-B

SUBDIVISION NAME: Bedico Creek, Parcel B, “Heron Point” (Formerly 1-A)

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

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 5, 6, 7 & 8
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: 22.84 Acres

NUMBER OF LOTS: 16
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

PUD MODIFICATION GRANTED: Administratively approved on February 10, 2015

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. Subdivision Plat

      1) Show servitudes for lake inlets and outfall
      2) Lake inlets and outfall should be included in the platted area
      3) Revise restrictive covenant #10 from 30' to 60'
b. Paving and Drainage

1) Show servitude for lake inlets and outfall
2) Show servitude limits on sections A-A and B-B
3) Need engineer's stamp

c. Sewer and Water

1) This project will require a DHH permit for the 65' sewer main extension and manhole
2) Submit plans and DHH permit application to Tammany Utilities for review and approval
3) Submit 3 sets of the DHH permit application to DES
4) Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
   No work order will be issued until the submitted plans and specifications are approved by the DHH.

d. Watershed

1) Need Agency Interest Number (AI#) before a work order will be issued.

e. General

1) Need drainage calculations

2) The developer's engineer is requesting a waiver of the new roadway requirements being that the existing drainage structures and aggregate roadway were previously installed to provide access to the maintenance barn for development (based on Preliminary approval granted in 2005 for Phase 1A).

   The D.O.E. has no objection to this departure of the ordinance provided that the roadway base proofroll is witnessed by STP personnel.

   The following action is required -

   SECTION 40-100.0 WAIVER OF REGULATIONS

1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.
2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.

3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.

3. No funded Maintenance obligation is required since this is an extension of a PRIVATE Subdivision.

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

**Department of Environmental Services**

None

**Department of Development - Planning**

None
May 4, 2015

St. Tammany Parish
Department of Engineering
c/o Eddie Williams
PO Box 628
Covington, LA 70435

RE: Bedico Creek
Parcel "B" Preliminary

Eddie,

The existing gravel road received Preliminary in 2005 as Phase 1A and constructed thereafter.

The developer is now calling it Parcel "B" and proposing a 6" concrete road with 8" soil cement base.

Since the road was built under the roadway requirements existing in 2005, we request a waiver of the new roadway ordinance, in favor of the 205 requirements.

We understand that you may require proof rolling of this base which is acceptable.

Your prompt response is always appreciated.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah
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. **Subdivision Plat**

      1) The developer’s engineer is requesting a waiver to Sec. 40.032.0 Subsection 6, which requires all boulevards to have an 80' ROW. The request is to reduce the required ROW to 60'.
The Department of Engineering has no objection to this departure of the ordinance provided that all drainage infrastructure fits within the 60' ROW.

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.

2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.

3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.

2) Boulevard section of Twin River Place needs to have 80' ROW; Waiver requested (see attached)

3) Need drainage servitude for subsurface on lot 95 and greenspace; Label 10'

4) Need Parish maintained drainage servitude (ditch + 20') along ditch between development and Flowers Estate S/D; Parish needs right to clear

b. Sheet C-1.1

1) Need Parish maintained drainage servitude (ditch + 20') along ditch between development and Flowers Estate S/D; Parish needs right to clear

2) Verify ditch between development and Flowers Estate S/D has adequate capacity; Provide calculations

c. Sheet C-3.1

1) Add note for water tight lids in sewer notes for all utility plan sheets

d. Sheet C-3.4

1) Correct all servitude discrepancies between the plat and all plan sheets; Label 10' utility servitude going to Lot #115 on plat

e. Sheet C-6.1

1) Add a note or modify one of the details to show the horizontal and vertical locations of the signs. See page 38 of the MUTCD (Figure 2A-2 example C)
f. **Sewer and Water**

1) Plans and specifications for the construction of the project’s water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

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

g. **General**

1) Need drainage calculations

2) Need culvert calculations

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 Environmental Services**

None

**Department of Development - Planning**

None
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD12-06-003P

SUBDIVISION NAME: Planche Estates (Resubmitted)

DEVELOPER: MCK Associates, Corp.
101 Ashland Way
Madisonville, LA 70447

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 18
TOWNSHIP 6 South
RANGE 11 East
WARD: 3
PARISH COUNCIL DISTRICT: 3

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

TOTAL ACRES IN DEVELOPMENT: 39.53 Acres

NUMBER OF LOTS: 129
AVERAGE LOT SIZE: 7200 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: “C”

TENTATIVE APPROVAL GRANTED: June 12, 2012

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. Subdivision Plat

      1) The developer’s engineer is requesting a waiver of Sec. 40-074.01(g) Parish
         Enforced S/D Restrictions and/or Covenants, since the lots are only 60’ wide,
         which would eliminate a front loading driveway on corner lots. The request is
         for a minimum distant of 40’ opposed to 60’.
The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.

2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.

3) Such approved waivers shall be filed with the Director of the Department of Engineering and Development and will be so noted in the files.

2) Revise restrictive covenant #9 from 40' to 60' (see attached waiver statement)
3) Label benchmark location, datum, and geoid; permanent location
4) Show typical of Planche Boulevard entrance; waiver required for less than 80' ROW - show 3:1 side slopes typical Blvd section (P & D Plan too)

b. Paving and Drainage

1) Show typical of Planche Boulevard entrance; waiver required for less than 80' ROW
2) Label benchmark location, datum, and geoid; permanent location
3) Label proposed inverts at each property corner for rear 10' private servitude
4) Label existing street elevations of M.P. Planche Road at entrances
5) Verify adequate fill over pond inlet pipe to prevent floating; Plan calls for 12", letter calls for 24"
6) All manholes and lift station need to be at same elevation of road or higher; Label manhole at Lot #99

c. Hydrologic Analysis

1) Revise allowable discharge
2) Revise pond calculations for tailwater conditions

d. Traffic and Signage

1) The developer is required to install a right turn lane on Planche Road on its eastbound approach to LA 25. In addition, a left turn lane on LA 25 turning into the development will be required. A driveway permit from DOTD is required in order to install these improvements and the turn lanes shall conform to DOTD
standards and requirements, including but not limited to, required storage lengths. The cost of these turn lanes, including any right-of-way cost, is the sole responsibility of the developer and will be in addition to any mandatory impact fees that are assessed.

e. **Sewer and Water**

1) Submit plans for the wastewater treatment plant and water well
2) Plans and specifications for the construction of the project’s water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
3) No work order will be issued until the submitted plans and specifications are approved by the DHH.

f. **General**

1) Explain the use of .5' of fill for yards I cut/fill calculations

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 Environmental Services**

None

**Department of Development - Planning**

1. The developer needs to provide a minimum 10' wide pedestrian servitude either through lot 46 or the “Utility Site” area in order for the residences to gain access to the southern greenspace area as depicted on the preliminary plat.
FINAL
SUBDIVISION
REVIEW
April 27, 2015

Mr. Ron Keller
Senior Land Use Planner
Dept. of Development-Planning
St. Tammany Parish
21454 Koop Dr.
Mandeville, LA 70471

Dear Mr. Keller:

The purpose of this letter is to request, on behalf of the Owners of this project, Wadsworth Estates LLC and The Azby Fund, to postpone the discussion of Final Approval of this project by St. Tammany Parish Planning Commission until the scheduled meeting of June 9, 2015.

This extension is requested to have ample time to complete the punch list items prepared by the Final Subdivision Staff Analysis Report.

Thank you in advance for your consideration to this request.

Very Truly Yours,

[Signature]

Alejandro Flores
Senior Project Manager

Cc: Earl Magner, P.E., St. Tammany Parish Senior Subdivision Engineer
    Eddie Williams, P.E., St. Tammany Parish Director of Engineering
    Greg Gordon, St. Tammany Parish Director of Environmental Services
    Patrick Fitzmorris
    Warren Treme
    Michael Hattaway, P.E., G.E.C., Inc.
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of May 4, 2015)

CASE NO.: SD02-07-019F

SUBDIVISION NAME: Wadsworth

OWNER: The Azby Fund and Wadsworth Estates, LLC

ENGINEER/SURVEYOR: GEC, Inc.

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<th>SECTION</th>
<th>TOWNSHIP</th>
<th>RANGE</th>
<th>WARD</th>
<th>PARISH COUNCIL DISTRICT</th>
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<td>12</td>
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<td>5</td>
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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: 160.0587

NUMBER OF LOTS: 5  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY: The developer's engineer has requested Postponement to the June 9, 2015 meeting.

Department of Engineering

Department of Environmental Services

Department of Development - Planning
May 4, 2015

St. Tammany Parish
Department of Planning
21490 Koop Drive
Mandeville, LA 70471

Re: Bedico Creek, Parcel B, Ward 1, District 1
Bedico Creek Preserve, L.L.C.
Final Subdivision Review
Meeting: May 12, 2015

Gentlemen:

Based on a meeting with the Department of Engineering, we request that St. Tammany Parish Planning Commission Agenda Item SD04-08-024F-B be tabled. We request that this matter remain on the agenda to be heard at the June Planning Commission meeting.

Thanking you for your cooperation and courtesies, we remain

Sincerely yours,

A. Wayne Buras

cc: Earl Magner (via email: chhattaway@stpgov.org)
Jeremy Harrison (via email: jrharrison@stpgov.org)
Ron Keller (via email: tossman@stpgov.org)
David Waltemath (via email: dwaltemath@bellsouth.net)
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of May 5, 2015)

CASE NO.: SD04-08-024F-B

SUBDIVISION NAME: Bedico Creek, Parcel B, “Heron Point” (Formerly 1-A)

DEVELOPER: Bedico Creek Preserve, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 5, 6, 7 & 8 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: 22.84

NUMBER OF LOTS: 16 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

STAFF COMMENTARY: The developer has requested that the Final Approval be postponed to the June 9, 2015 meeting.

Department of Environmental Services

None

Department of Development - Planning

None
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD07-04-008F1

SUBDIVISION NAME: Spring Lakes, Phase 1 (originally Bedico Ranch SD)

DEVELOPER: Lonesome Developers


SECTIONS 17 & 20
TOWNSHIP 6 South
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 3

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

TOTAL ACRES IN DEVELOPMENT: 62.85

NUMBER OF LOTS: 70
AVERAGE LOT SIZE: 15,000 Sq. Ft.

SEWER AND WATER SYSTEMS: Central (on site)

ZONING: PUD

FLOOD ZONE DESIGNATION: “B” & “C”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 5/1/2015. The inspection disclosed that all asphalt roads 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. Subdivision Plat
      1) Revise dedication to “PRIVATE”
      2) Show typical section of paver and concrete entrance
      3) Remove “PARISH” from restrictive covenant #4
      4) Remove striping detail along Tantella Ranch Rd. and Hwy 1077 intersection
5) Show typical section, location, and all servitudes for pedestrian walkway
6) Need developer's signature

b. Paving and Drainage Plan

1) Show typical section, location, and all servitudes for pedestrian walkway
2) Label culvert size and type at all ditch crossings for pedestrian walkway
3) Show all drainage servitudes
4) Show typical section for boulevard, roadway, and paver/concrete entrance
5) Show paver area on plan
6) Fill and grade median at entrance
7) 4' shoulder is needed at northwest corner of Saw Grass Way & Saw Grass Loop intersection
8) Plan does not reflect field conditions for paving/drainage of area east of Saw Grass Way & Saw Grass Loop intersection
9) Need culvert schedule

c. Sewer and Water

1) Provide Tammany Utilities with a set of as-built plans
2) A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
3) The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats are to be signed until all items are satisfactorily completed.

d. General

1) Need base test results
2) Need concrete and asphalt test results
3) Need floppy disk or latest format
4) Need approve recreational plan by Department of Development
5) Need unlimited work order
6) Need signage As-Built
7) Construct all headwalls as called for on drainage and grading plan
8) Ditches need regrading and culverts cleaned of sediment in multiple locations
9) Need resolve to roadside ditch along Tantella Ranch Rd. (see attached)
10) Need street name signs
11) Need traffic signs
12) Need blue reflectors at fire hydrants

e. Special Requirement

1) A resolution to the attached interoffice memorandum dated February 12, 2015 must be reached before the plats can be recorded. Note that additional Tantella Ranch Road R.O.W. may be required to be shown on the plat to be recorded.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 4123 linear feet x $12.00 per linear foot = $49,500 for a period of one (1) year.

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

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

*Department of Development - Planning*

None

*Department of Development - Planning*

None
<table>
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<tr>
<th>DATE:</th>
<th>February 12, 2015</th>
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| TO:         | Charles E. Williams, P.E.  
               Director of Engineering/Parish Engineer |
| FROM:       | Earl J. Magner, P.E., P.L.S.  
               Sr. Subdivision Engineer |
| RE:         | Spring Lakes S/D  
               1) Tantella Ranch Road Ditch  
               2) Improved discharge culvert under Tantella Ranch Ranch Road |

A meeting was held on the site Thursday, February 12, 2015 at 1:00pm.

Those in attendance were: Tim Henning, Developer, Franz Zemmer, P.E., Shannon Davis,  
Director D.P.W., Joey Lobrano, D.P.W., Earl Magner, Sr. S/D Engineer, Jeremy Harrison, Jr.  
S/D Engineer Intern, Glenn Delatte, Inspector and three (3) additional D.P.W. employees.

The following was resolved:

1. Franz Zemmer will furnish additional x-sections that will demonstrate the excavation  
   that was already performed by the developer's contractor. Upon review by D.O.E.  
   a determination will be made as to whether the work was accomplished in accordance  
   with prior approvals.

2. Franz Zemmer will prepare several cost estimates to make GLOBAL IMPROVEMENTS  
   to the roadway shoulders and the ditch side slopes. The existing clearing line that  
   has been accomplished by the developer to enable the power poles to be relocated will  
   be used as the extent of clearing to be required. Varying shoulder widths and ditch side  
   slopes will be considered in the different cost estimates.

3. Franz Zemmer will prepare a cost estimate for GLOBAL IMPROVEMENTS to increase  
   the culvert capacity under Tantella Ranch Road outfall.

4. Spring Lakes S/D was approved prior to 1/1/05 therefore no Impact Fees are due  
   from the developer. However, the developer of Spring Lakes S/D is the same developer  
   of Goodbee Square S/D located just south of Spring Lakes S/D and is required to pay  
   Impact Fees. He is willing to enter into a CREDIT AGREEMENT to cover the cost of  
   the GLOBAL IMPROVEMENTS.

5. Franz Zemmer will complete an application for Credit Agreement to the Department  
   of Development requesting that a credit agreement be approved covering all GLOBAL  
   IMPROVEMENTS.

6. All attendees agreed that the above process will be an acceptable solution to the existing  
   situation.

xc: All attendees