

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, JUNE 13, 2017**  
**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 MAY 9, 2017 MINUTES**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering Parish Right-of-Way (St. Landry Street & Lowe Davis Road), Ward 3, District 2  
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: N/A

Entering Parish Right-of-Way (River Highlands Boulevard & Echo Street), Ward 3, District 5  
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. Rykert Toledano

**MINOR SUBDIVISIONS**

**2017-691-MSP**

Tracts A1, A2 & E into Tracts A1-A, A1-B, A1-C, A2-A & E-1, Ward 1, District 1  
Owner: B.C.S., L.L.C. Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**2017-692-MSP**

A 158.38 acre parcel into parcels A, B, C & D, Ward 7, District 7  
Owner: Oaklawn Land Improvement Co. Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Jacob Groby

**2017-693-MSP**

A 16.95 acre parcel into parcels A & B, Ward 3, District 3  
Owner: Gary & Martha Cazaubon Surveyor: LS Land Surveying, L.L.C.  
Parish Council District Representative: Hon. James "Red" Thompson

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JUNE 13, 2017**  
**MANDEVILLE, LOUISIANA**

**2017-694-MSP**

A 1.948 acre parcel into lot E, F & G, Ward 9, District 13

Owner: Tammany Holding Company, LLC      Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michele Blanchard

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2017-629-TP**

Rigolets Estates, Phase 3A-1, Ward 8, District 13

Developer/Owner: The Estate of Frederick J. Sigur      Engineer: G.E.C., Inc.

Parish Council District Representative: Hon. Michele Blanchard

**(POSTPONED AT THE MAY 9, 2017 MEETING AT THE DEVELOPER'S REQUEST)**

**(DEVELOPER REQUESTS POSTPONEMENT INDEFINITELY)**

**PRELIMINARY SUBDIVISION REVIEW**

**2017-678-PP**

Bedico Creek, Parcel 3, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

**2017-638-PP**

Oak Alley Meadows, Ward 3, District 3

Developer/Owner: Lonesome Development, L.L.C.

Engineer: Sigma Consulting Group, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

**(POSTPONED AT THE MAY 9, 2017 MEETING AT THE DEVELOPER'S REQUEST)**

**FINAL SUBDIVISION REVIEW**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Ashton Parc, 2<sup>nd</sup> & 3<sup>rd</sup> Filings, Ward 8, District 8

Parish Council District Representative: Hon. Chris Canulette

*(Request by developer to waive the "T" Turnaround)*

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JUNE 13, 2017**  
**MANDEVILLE, LOUISIANA**

River Heights, Phase 4, Ward 3, District 3  
Parish Council District Representative: Hon. James “Red” Thompson  
*(An Act of Correction to remove and relocate drainage servitudes)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES





**MAY 9<sup>TH</sup>, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.**

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

**Yea:** Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**2017-646-MSP**

Parcel A into parcels A1 & A2, Ward 4, District 5

Owner: New Trac West, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jim Lark, Shannon Marks Opposition: none

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

**Yea:** Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2017-629-TP**

Rigolets Estates, Phase 3A-1, Ward 8, District 13

Developer/Owner: The Estate of Frederick J. Sigur Engineer: G.E.C., Inc.

Parish Council District Representative: Hon. Michele Blanchard

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

**Fitzmorris moved to postpone, second by Doherty.**

**Yea:** Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Nay:**

**Abstain:**

**PRELIMINARY SUBDIVISION REVIEW**

**MAY 9<sup>TH</sup>, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.**

**2017-586-PP**

Simpson Farms, Ward 3, District 3

Developer/Owner: Pruden Creek Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

**(POSTPONED AT THE APRIL 11, 2017 MEETING AT THE DEVELOPER'S REQUEST)**

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: Nelwyn McInnis

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

**Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**2017-605-PP**

Perrilloux Trace, Ward 1, District 4

Developer/Owner: Perrilloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. Michael Lorino, Jr.

**(POSTPONED AT THE APRIL 11, 2017 MEETING AT THE DEVELOPER'S REQUEST)**

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

Opposition: Jamie Jacobsen, Mark Weber, Debbie Clawitter

**Davis moved to approve, second by Fitzmorris.**

**Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Randolph**

**Nay: Drumm**

**Abstain:**

**2017-638-PP**

Oak Alley Meadows, Ward 3, District 3

Developer/Owner: Lonesome Development, L.L.C. Engineer: Sigma Consulting Group, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE JUNE 13, 2017 MEETING)**

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

**Lorren moved to postpone, second by Fitzmorris.**

**Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**2017-639-PP**

Maison du Lac, Phase 2, Ward 1, District 1

Developer/Owner: WBB Realty, L.L.C. Engineer: Richard C. Lambert Consultants

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell      Opposition: Robert Springmann



**MAY 9<sup>TH</sup>, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.**

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

**Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**FINAL SUBDIVISION REVIEW**

**2017-640-FP**

Bedico Creek, Parcel 12-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

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

**Lorren moved to approve, second by Randolph.**

**Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**2017-641-FP**

Grand Maison, Phase 3-B, Ward 4, District 5

Developer/Owner: Grand Maison Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

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

**Fitzmorris moved to approve, second by Doherty.**

**Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Greenleaves Villages, Phases 1 & 2, Ward 4, District 10

Parish Council District Representative: Hon. Rykert Toledano

*(A request by the HOA to convert the streets and drainage from private to public)*

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Greenleaves Master Assoc. President Opposition: none

**Lorren moved to approve, second by Doherty.**

**Yea: Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**MS15-05-021**

A 19.855 acre parcel into parcels A thru E, Ward 5, District 6

Owner: Citadel Residential, L.L.C. Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

*(Request by owner to waive the detention pond requirements)*



**MAY 9<sup>TH</sup>, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.**

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

**Fitzmorris moved to approve, second by Randolph.**

**Yea:    Cazaubon, Lorren, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella**  
**Chairman**

ENTERING PARISH  
RIGHTS-OF-WAY, SERVITUDES  
AND/OR EASEMENTS

(June 13, 2017)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT,  
L.L.C.**

**TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, L.L.C.,  
107 ST. FRANCIS ST; SUITE 1800; MOBILE, AL 36602**

**PERMISSION TO ENTER PARISH RIGHT-OF-WAY,**

**SPECIFICALLY THE PORTION OF ST. LANDRY ST.2 &  
& LOWE DAVIS ROAD**

**LOCATED WITHIN SUNRISE PARK**

**SUBDIVISION, FOR THE PURPOSE OF LAYING**

**FIBER OPTIC CABLES.**

**WARD 3 DISTRICT 2**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$18,900 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 \_\_\_\_\_, 20\_\_\_\_ AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



RESOLUTION P.C. NO.  
PAGE NO. 3 OF 3

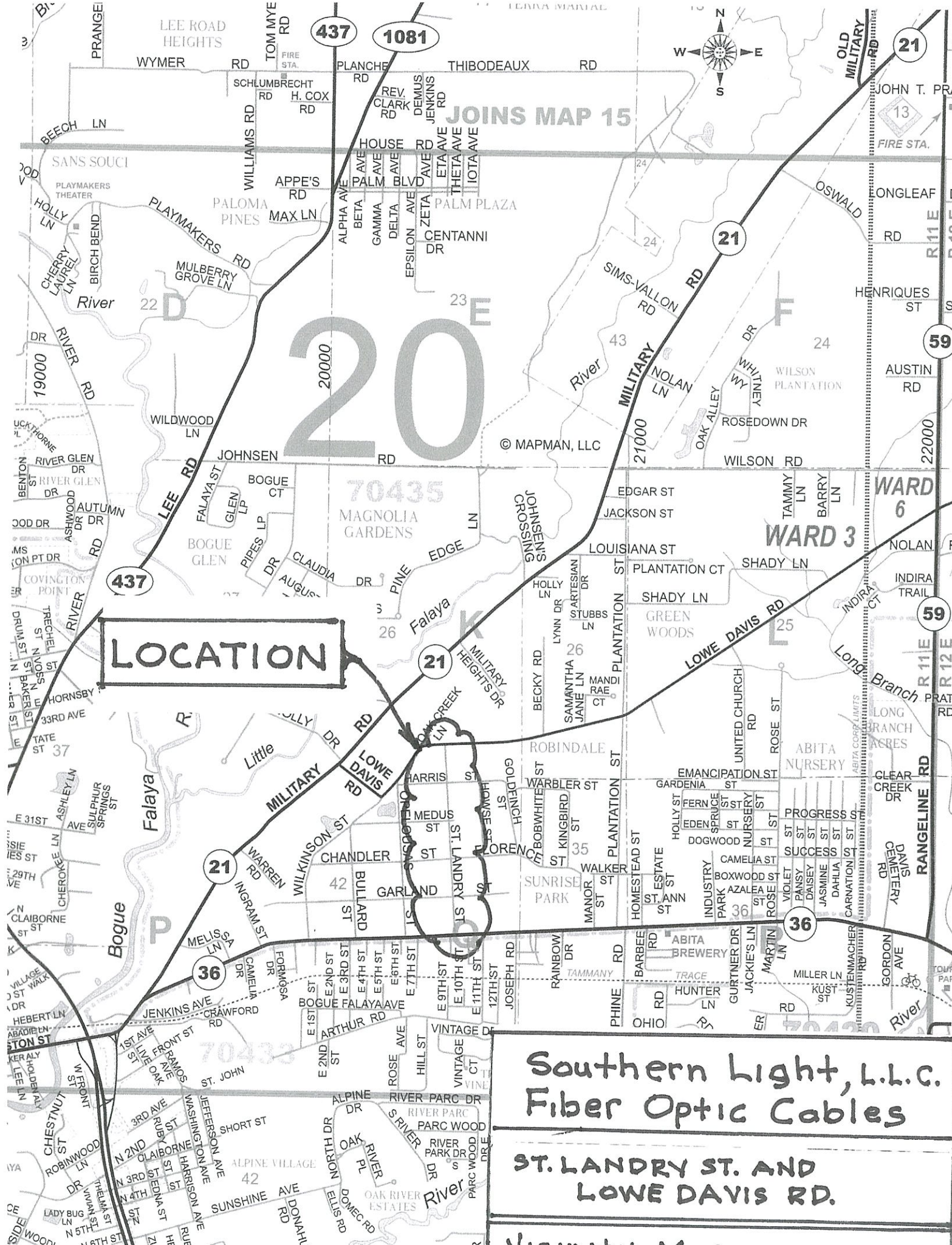
DAVID G. MANNELLA, CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

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RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 8/11/2016



**LOCATION**

**Southern Light, L.L.C.**  
**Fiber Optic Cables**  
**ST. LANDRY ST. AND**  
**LOWE DAVIS RD.**





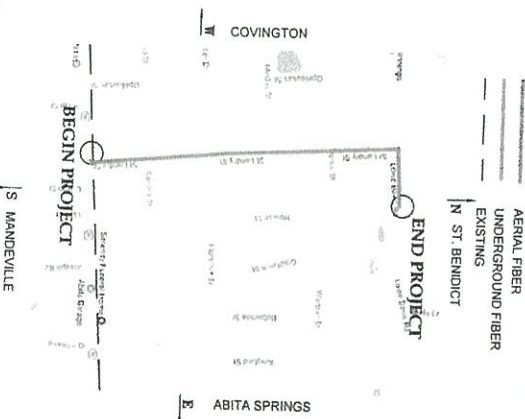
## FIBER OPTIC INSTALLATION

MARCH 22, 2017

## JOB INFORMATION

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB # N/A  
UNDERGROUND: EST - 4.670' / ACT - \_\_\_\_\_  
AERIAL: N/A  
TOTAL FIBER EST - 4.670' / ACT - \_\_\_\_\_

## VICINITY MAP



### PROJECT LOCATION



## ATTENTION PERMITTING DEPARTMENT DIRECTORY

DWG NAME	DESCRIPTION	AS-BUILT
LEGEND	REFERENCE	
03/11/17	UNDERGROUND - EX FIBER ALONG SR 36	
03/11/17	UNDERGROUND - ALONG LAUNDY ST.	
03/11/17	UNDERGROUND - ALONG LOWE DAVIS RD	

## CONTACT LIST

**PROJECT MANAGER:** DONALD COOPER - (251) 209-1155  
**ENGINEER** BOB ORCHISON - (251) 459-1705  
**PROJECT CONTACT:** ALLYSON HASTY - (251) 662-1436  
CAROLINA SUBIRATS - (251) 445-1658

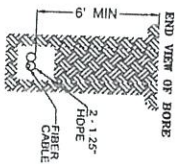
3/27/17

## VICINITY MAP





PULL FIBER  
EST = 425'  
ACT = 0



DEPTH TO BE A MINIMUM OF 72" BELOW GRADE

ALL CONSTRUCTION IS PROPOSED  
SOUTHERN LIGHT WILL MAINTAIN

CONNECTIONS WILL MAINTAIN 24" FROM EXISTING UTILITIES  
SOUTHERN LIGHT HAS LOCATED ALL EXISTING UTILITIES  
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION

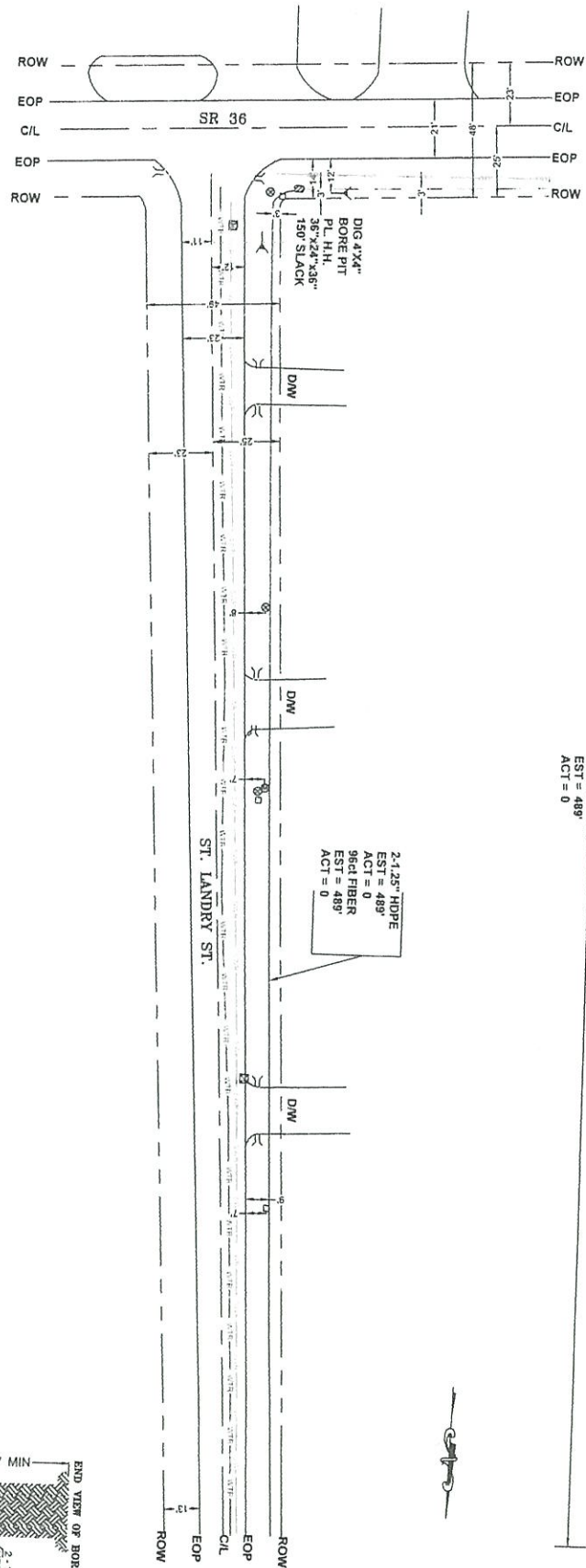


ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT 251-463-1179		INFORMATION IN THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE.	
DATE:		REVISIONS:	
SCALE: 1"=40'		PROJ. NO.: N/A	
INDEX REF.: LCO-01-CV		SHEET: B. ORCHISON	
DATE: 03/17/2017		DRAWN BY: B. ORCHISON	
PROJECT: 1. DOWNTOWN (ALTIMA) 11. ONE DAVIS RD. CONNINGTON, LA.		SOUTHERN LIGHT	

SPEED  
LIMIT  
20

PULL FIBER  
EST = 489'  
ACT = 0  
DIR. BORE 1-2"  
EST = 489'  
ACT = 0

2-1.25" HDPE  
EST = 489'  
ACT = 0  
964 FIBER  
EST = 489'  
ACT = 0



0  
1  
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9

DEPTH TO BE A MINIMUM OF 72" BELOW GRADE

BELOW GRADE

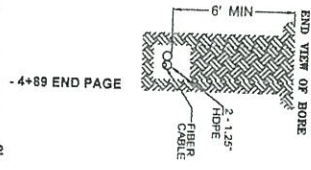
PROPOSED MICRODUCT

BELOW GRADE

GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

ALL CONSTRUCTION IS PROPOSED  
UNDERGROUND  
SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES  
SOUTHERN LIGHT HAS LOCATED ALL EXISTING UTILITIES  
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT 281-443-1170		SOUTHERN LIGHT 1. CONTINGENT (ALPHIL) #LOWE DAVIS RD. CONVINGTON, LA.	
DATE:	REVISIONS	SCALE	ROUTE/DATE
		1:40	N/A
		DATE: 03/7/2017	DESIGNED BY: B. AGEE

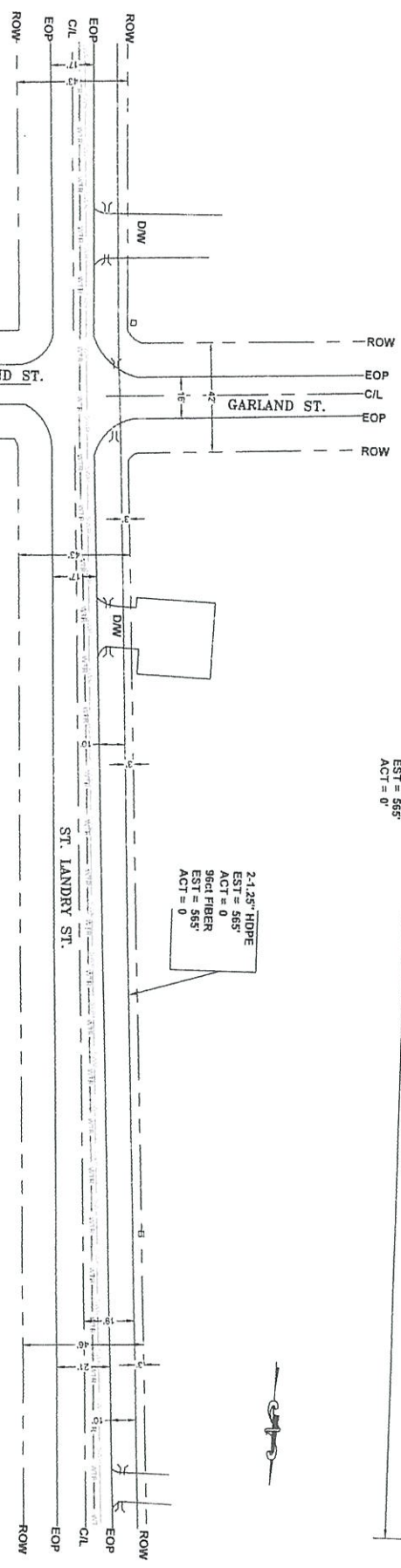
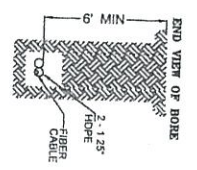


- 4+89 END PAGE

SPEED  
LIMIT  
20

PULL FIBER  
EST = 565'  
ACT = 0'  
DIR. BORE 1.2"  
EST = 565'  
ACT = 0'

2-1.25" HDPE  
EST = 565'  
ACT = 0'  
96d FIBER  
EST = 565'  
ACT = 0'



- 4+89 BEGIN PAGE

- 5+50 CULVERT  
- 5+54 D/W  
- 5+74 ROW  
- 5+74 CULVERT

- 6+09 CULVERT  
- 6+15 EOP  
- 6+31 EOP  
- 6+40 CULVERT

- 6+99 CULVERT  
- 7+02 D/W  
- 7+18 D/W  
- 7+21 CULVERT

- 9+42 COMM PED

- 10+30 CULVERT  
- 10+33 D/W  
- 10+44 D/W  
- 10+48 CULVERT  
- 10+54 END PAGE

BELOW GRADE

PROPOSED MICRODUCT

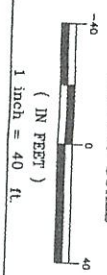
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DEPTH TO BE A MINIMUM OF 72" BELOW GRADE

UNDERGROUND

ALL CONSTRUCTION IS PROPOSED  
SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.  
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION.

GRAPHIC SCALE



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. CONTACT SOUTHERN LIGHT: 251-452-1170			
DATE	REVISION	REVISIONS TO THIS DOCUMENT 1. REVISION 1: 03/27/2017 2. REVISION 2: 03/27/2017 3. REVISION 3: 03/27/2017 4. REVISION 4: 03/27/2017 5. REVISION 5: 03/27/2017 6. REVISION 6: 03/27/2017 7. REVISION 7: 03/27/2017 8. REVISION 8: 03/27/2017 9. REVISION 9: 03/27/2017	
SCALE	1:40	PROJ. NO.	N/A
ROUTE BOOK	N/A	ENC. B. ORCHISON	DATE
southern light		1. CONTINUED (ALTERNATE) #LOWE DAVIS RD. CONVICTION, LA.	
DATE		03/27/2017	
DRAWN BY		B. AGEL	







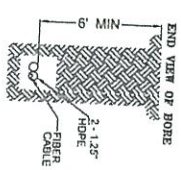


SPEED  
LIMIT  
20

PULL FIBER  
EST = 695'  
ACT = 0  
DIR. BORE 1.2"  
EST = 545'  
ACT = 0

2.1.25" HOPE  
EST = 545'  
ACT = 0  
96ct FIBER  
EST = 695'  
ACT = 0

DIG 4'X4"  
BORE PIT  
P.L. H.H.  
36"x24"x36"  
150' SLACK



- 21+80 BEGIN PAGE

- 22+21 WTR METER
- 22+29 CULVERT
- 22+33 D/W
- 22+46 D/W
- 22+50 CULVERT
- 22+63 POLE/ COMM PED
- 22+68 PL HH

- 25+79 CULVERT
- 25+84 EOP
- 26+01 EOP
- 26+08 CULVERT

- 27+25 END PAGE

BELOW GRADE

PROPOSED MICRODUCT

DEPTH TO BE A MINIMUM OF 72" BELOW GRADE

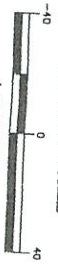
UNDERGROUND

ALL CONSTRUCTION IS PROPOSED

SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.

AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION.

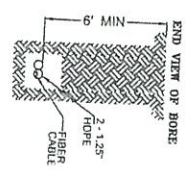
GRAPHIC SCALE



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. CONTRACT SOUTHERN LIGHT: 21-442-1179			
DATE	REVISIONS	BY	DATE
SCALE	1"=40'	PROJECT NO.	N/A
southern light		DATE	03/7/2017
L. CONINGTON (ATTN: #OWIE DAVIS RD. COVINGTON, LA)			

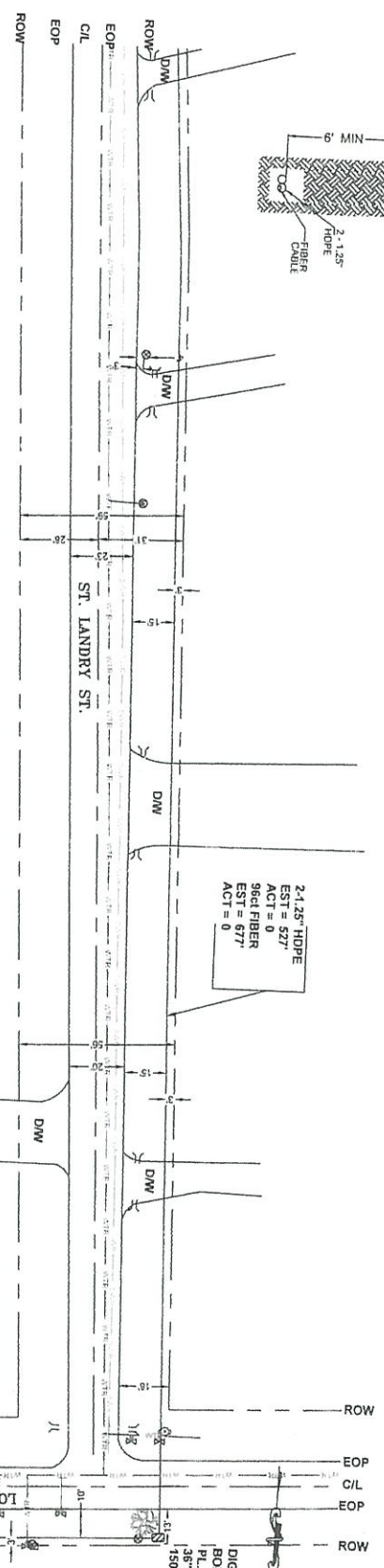
SPEED  
LIMIT  
20

PULL FIBER  
EST = 677'  
ACT = 0  
DIR. BORE 2-1.25"  
EST = 527'  
ACT = 0



2-1.25" HOPE  
EST = 527'  
ACT = 0  
96ft FIBER  
EST = 677'  
ACT = 0

DIG 4'x4'  
BORE PIT  
PL. H.H.  
36" X 24" X 36"  
150' SLACK



27+25 BEGIN PAGE  
27+27 CULVERT  
27+30 D/W  
27+38 D/W  
27+44 CULVERT

28+33 CULVERT  
28+38 D/W  
28+51 D/W  
28+55 CULVERT

28+86 WTR METER

29+71 CULVERT  
29+77 D/W

30+06 D/W  
30+11 CULVERT

31+15 CULVERT  
31+18 D/W  
31+32 D/W  
31+37 CULVERT

32+16 HYDRANT/WTR VALVE  
32+24 EOP  
32+29 WTR LINE  
32+41 EOP  
32+52 PL H/END PAGE

BELOW GRADE

PROPOSED MICRODUCT

BELOW GRADE

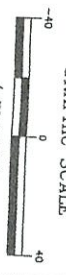
DEPTH TO BE A MINIMUM OF 7'-0" BELOW GRADE

UNDERGROUND

ALL CONSTRUCTION IS PROPOSED

SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES  
SOUTHERN LIGHT HAS LOCATED ALL EXISTING UTILITIES  
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION

GRAPHIC SCALE  
( IN FEET )



1 inch = 40 ft

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LOCATIONS PRIOR TO ANY WORK PERFORMED			
CONTACT SOUTHERN LIGHT, 351-652-1172			
DATE	REVISION	REVISION IS THE PROPERTY OF SOUTHERN LIGHT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	
		L. DUNN (AUTH.) R. LOWE DAVIS RD. COVINGTON, LA.	
SCALE	PROJ. NO.	N/A	DATE
1"=40'	LC-0-CV	DEC. 8, 2016	03/27/2017
DESIGNED BY	DRAWN BY		



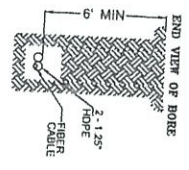
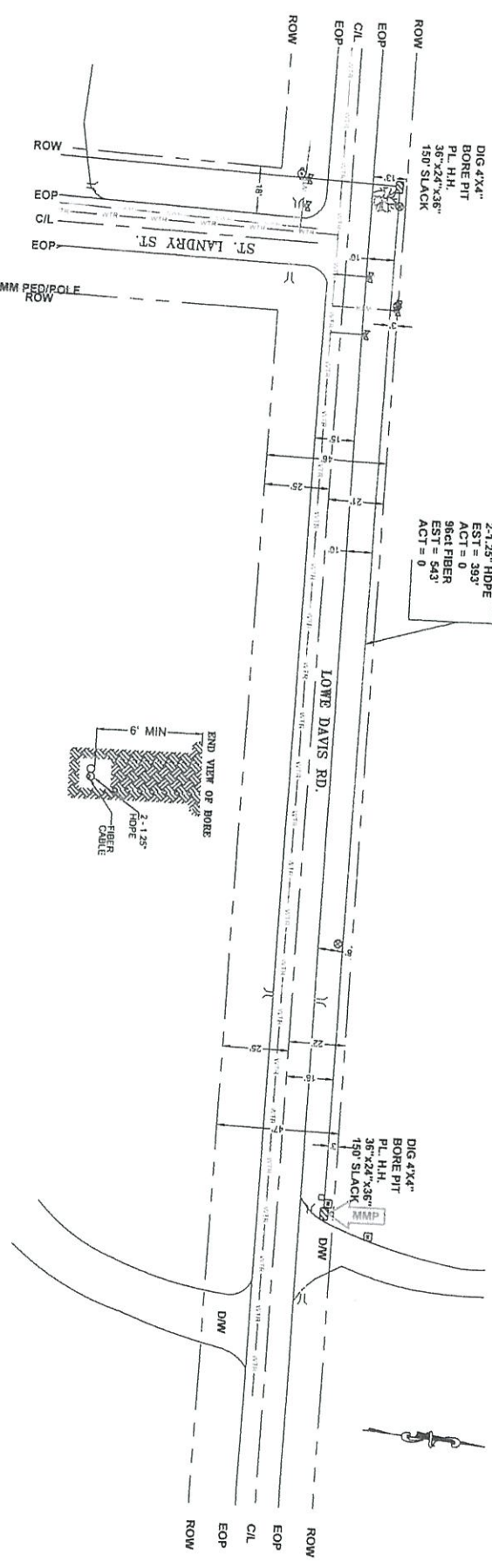
SPEED  
LIMIT  
20

PULL FIBER  
EST = \$43  
ACT = 0  
DIR. BORE 2-1.25"  
EST = 393  
ACT = 0

DIG 4'x4'  
BORE PIT  
P.L. H.H.  
35'-22" x 36"  
150' SLACK

2-1.25" HDPE  
EST = 393  
ACT = 0  
96d FIBER  
EST = \$43  
ACT = 0

DIG 4'x4'  
BORE PIT  
P.L. H.H.  
35'-22" x 36"  
150' SLACK



0'  
1'  
2'  
3'  
4'  
5'  
6'  
7'  
8'  
9'

DEPTH TO BE A MINIMUM OF 72\"/>

UNDERGROUND

ALL CONSTRUCTION IS PROPOSED  
SOUTHERN LIGHT WILL MAINTAIN 24\"/>

GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

- 32+52 BEGIN PAGE  
- 32+88 WTR VALVE  
- 32+99 WTR VALVE/COMM PED POLE  
- 33+12 WTR VALVE

- 35+42 POLE  
- 35+63 4' CULVERT

- 36+45 PL HH/ MMP

BELOW GRADE

PROPOSED MICRODUCT

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE CONTRACTOR IS RESPONSIBLE FOR ALL LOCATIONS. CONTACT SOUTHERN LIGHT: 331-444-1170			
DATE:	REVISIONS:	SOUTHERN LIGHT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. SOUTHERN LIGHT'S DESIGN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.	
SCALE:	INDEX:	PROJECT:	DATE:
1:40	LOC-CV	ENG. B. ORCHISON	03/7/2017
southern light		1. CORNING (AUTUMN) LOWE DAVIS RD. COVINGTON, LA	
R. M. ARCE		R. ARCE	

(June 13, 2017)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT,  
L.L.C.**

**TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, L.L.C.,  
107 ST. FRANCIS ST; SUITE 1800; MOBILE, AL 36602**

**PERMISSION TO ENTER PARISH RIGHT-OF-WAY,**

**SPECIFICALLY THE PORTION OF RIVERHIGHLANDS BOULEVARD  
& ECHO STREET**

**LOCATED WITHIN RIVER HIGHLANDS BOULEVARD**

**SUBDIVISION, FOR THE PURPOSE OF LAYING**

**FIBER OPTIC CABLES.**

**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. 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 Obligation in the amount of \$8,100 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 \_\_\_\_\_, 20\_\_\_\_ AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



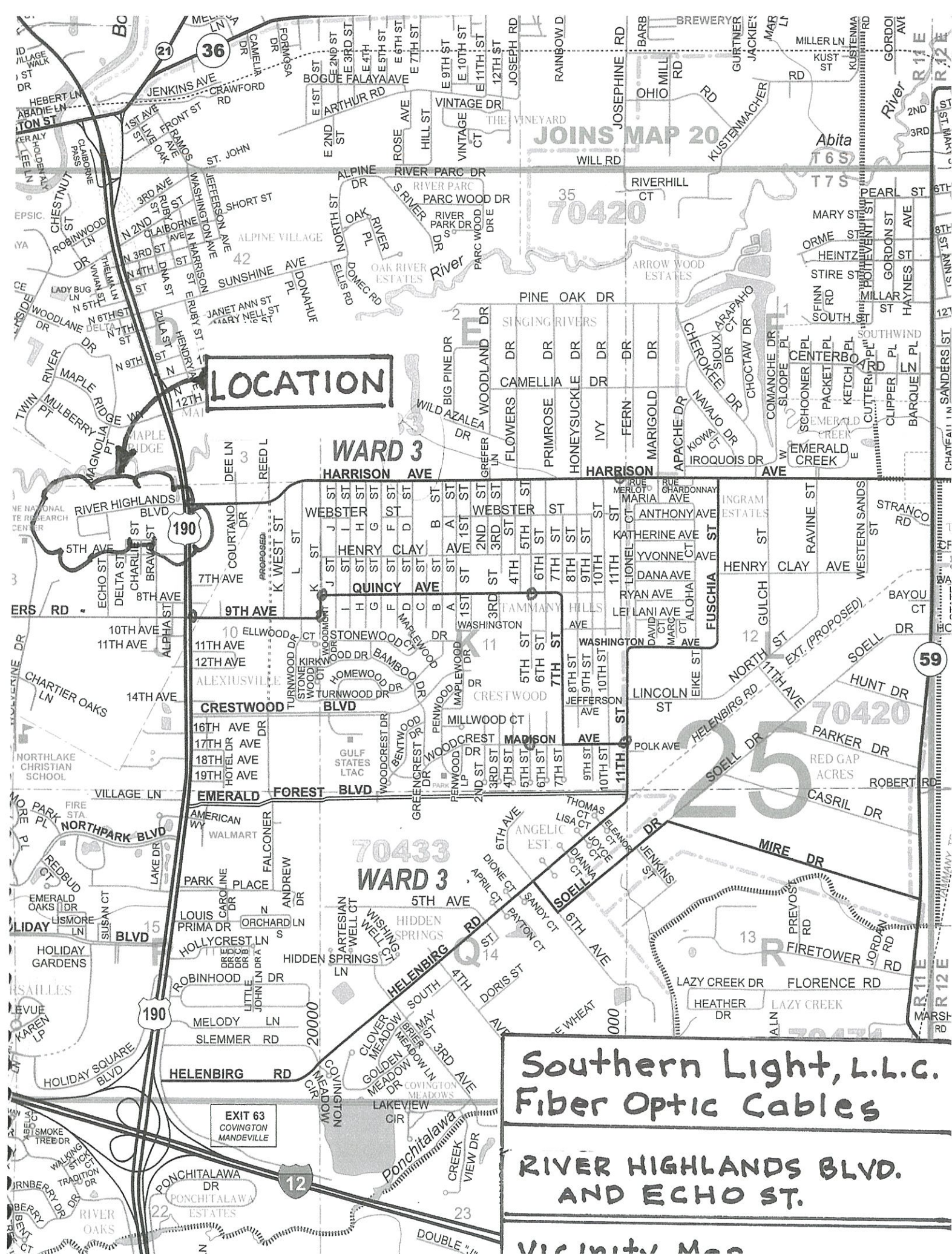
RESOLUTION P.C. NO.  
PAGE NO. 3 OF 3

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

ATTEST:

---

RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION





**PLANS FOR PROPOSED PROJECT:**

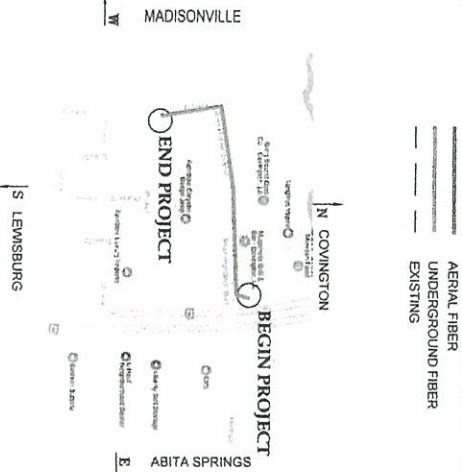
## FIBER OPTIC INSTALLATION

APRIL 17, 2017

### JOB INFORMATION

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB # LST03141701  
UNDERGROUND: EST - 2,226 / ACT - \_\_\_\_\_  
AERIAL: N/A  
TOTAL FIBER: EST - 2,226 / ACT - \_\_\_\_\_

## VICINITY MAP



**southern  
light**



## PROJECT LOCATION



## CONTACT LIST

PROJECT MANAGER	DONALD COOPER - (251) 209-1155
ENGINEER:	BOB ORCHISON - (251) 459-1705
PROJECT CONTACT:	ALLYSON HASTY - (251) 662-1436 CAROLINA SUBIRATS - (251) 445-1658

ATTENTION PERMITTING DEPARTMENT  
**DIRECTORY**

[illegible]

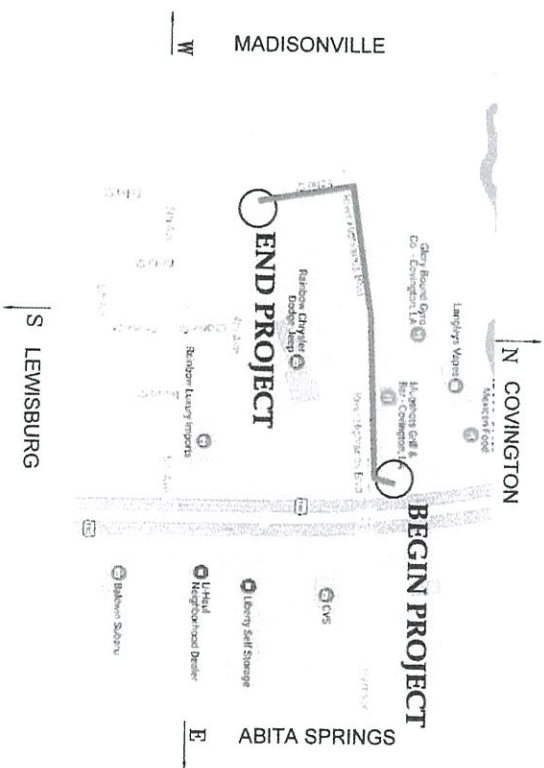
**CPE LOCATION:** <https://na13.salesforce.com/vf/08a0000016604>





**#651 RIVER HIGHLANDS BOULEVARD - COVINGTON, LA.  
PLANS FOR PROPOSED PROJECT:**

## VICINITY MAP



SPEED  
LIMIT  
45

ROW

EOP

EOP

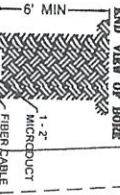
C/L

EOP

EOP

ROW

PULL FIBER  
EST = 488'  
ACT = 0  
DIR. BORE 2-1.25"  
EST = 338'  
ACT = 0



EOP

C/L HARRISON AVE.

EOP

ROW

ROW

EOP

EOP

C/L

EOP

LA 180 / TAMMANY PKWY

EOP

EX. H.H.  
36"x24"x36"  
150' SLACK  
DIG 4'x4'x5'  
BORE PIT

-0+00 EX HH/BEGIN PAGE  
-0+27 POLE  
-0+30 CONCRETE FLUME

-0+59 BOX CULVERT

-0+76 BOX CULVERT

-0+97 CONCRETE FLUME

-1+22 POLE  
-1+33 POLE  
-1+39 CULVERT  
-1+48 D/W  
-1+74 D/W  
-1+83 CULVERT

-2+60 CULVERT

-2+73 D/W

-2+98 D/W

-3+10 CULVERT

-3+38 END PAGE

RIVER HIGHLAND BLVD.

D/W

D/W

D/W

D/W

D/W

D/W

D/W

D/W

D/W

D/W

D/W

D/W

2-1.25" HDPE  
EST = 338'  
ACT = 0  
964 FIBER  
EST = 488'  
ACT = 0

PROPOSED MICRODUCT

BELOW GRADE

DEPTH TO BE A MINIMUM OF 72" BELOW GRADE GRAPHIC SCALE



( IN FEET )

1" = 10' - 40' 24'

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING.  
CONTACT SOUTHERN LIGHT: 281-482-1170

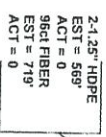
REVISIONS  
DATE: 04/14/17

SCALE: 1"=40'  
PROJ. NO.: N/A  
DATE: 04/14/17  
SOUTHERN LIGHT  
PATRICK GRAS CPA  
801 PINEHURST BLVD  
COVINGTON, LA 70038

DESIGNED BY: B. J. JEFF

PULL FIBER  
EST = 719'  
ACT = 0


DIR. BORE 2-1.25"  
EST = 569'  
ACT = 0



- 9+07 END PAGE

BELOW GRADE

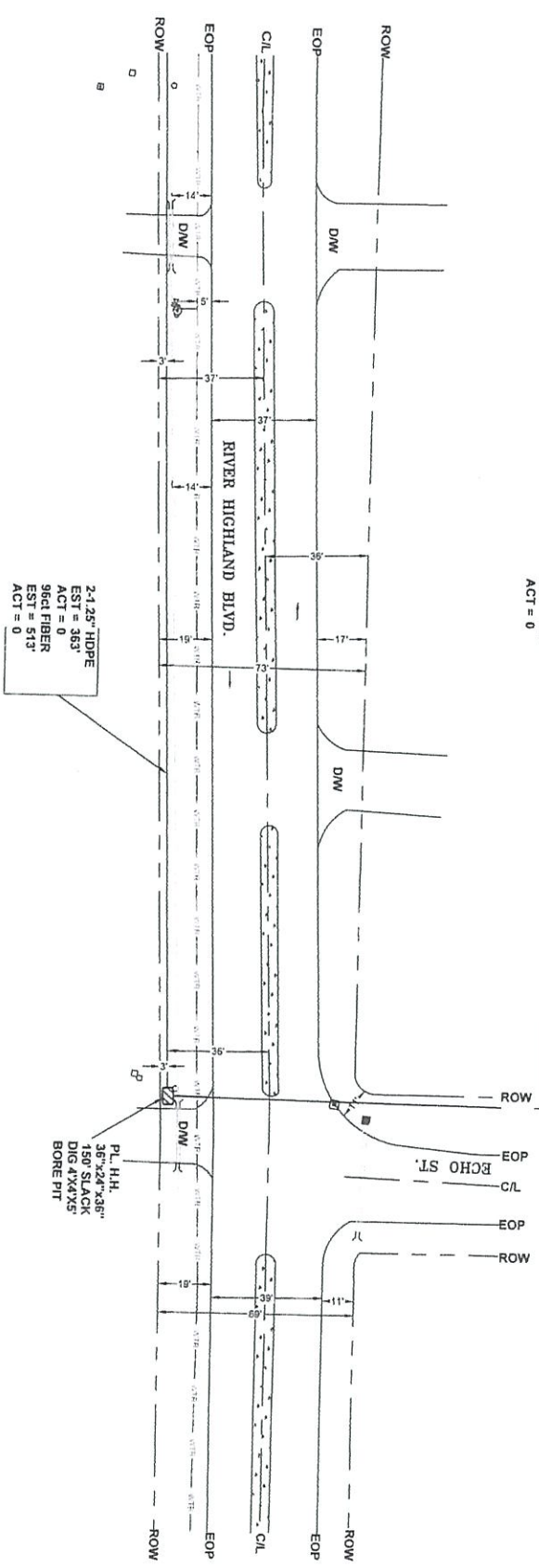
( IN FEET )

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING, PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT: 261-445-1170		PREPARING A THE SOUTHERN LIGHT CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO ANY OF SOUTHERN LIGHT'S PROPERTY.
DATE	REVIEWS	
		
SCALE	1:40	PROJ. NO.
INDICATE:	PGC-CY	N/A
	BAR	B. ORCHARDSON
DATE:	04/14/17	
DRAWN BY:	B. ADEE	
PATRICK GROS CPA 1601 HIGHWAY 101 COWINGTON, LA.		



**SPEED LIMIT**  
45

**PULL FIBER**  
EST = 513  
ACT = 0  
**DIR. BORE 2'-1.25"**  
EST = 363  
ACT = 0



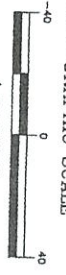
- 9+07 BEGIN PAGE
- 9+18 COMM MRKR
- 9+58 CULVERT
- 9+63 D/W
- 9+77 D/W
- 9+83 CULVERT
- 9+96 HYDRANT/ WTR VALVE

0' 1' 2' 3' 4' 5' 6' 7' 8' 9'

BELOW GRADE  
PROPOSED MICRODUCT

12+70 PL HH

DEPTH TO BE A MINIMUM OF 72" BELOW GRADE GRAPHIC SCALE



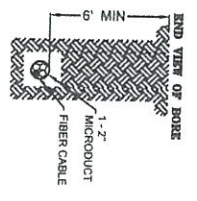
**ALL CONSTRUCTION IS PROPOSED**  
SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.  
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION.

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED.  
CONTACT SOUTHERN LIGHT: 251-453-1170

**southern light**

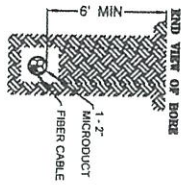
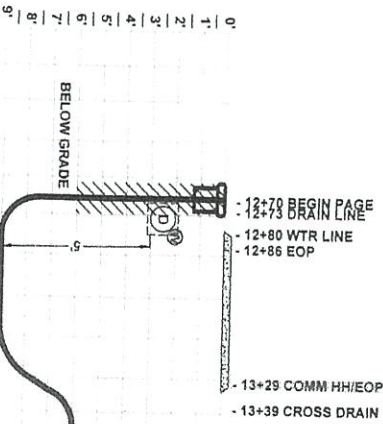
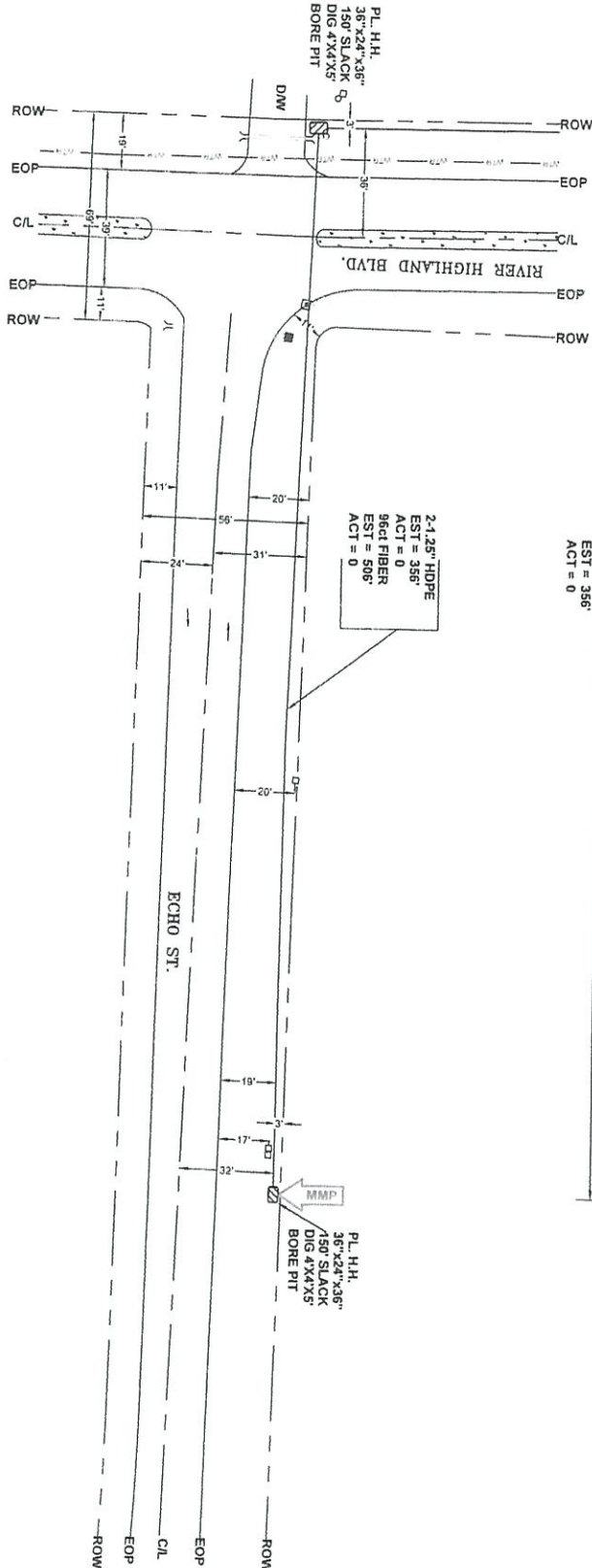
PATRICK GROS CPA  
601 RIVERHIGHLAND BLVD  
COVINGTON, LA

DATE: 04/14/17



SPEED  
LIMIT  
45

PULL FIBER  
EST = 506'  
ACT = 0  
DIR. BORE 2-1.25"  
EST = 356'  
ACT = 0



ALL CONSTRUCTION IS PROPOSED  
 SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.  
 AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACT SOUTHERN LIGHT: 281-432-1170		SOUTHERN LIGHT		PATRICK GROS CPA	
DATE	REVISIONS	SCALE	PROJ. NO.	DATE	DATE
		1:40	N/A	04/14/17	

MINOR  
SUBDIVISIONS



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
(As of June 6, 2017)

CASE NO.: 2017-691-MSP

OWNER/DEVELOPER: B.C.S., L.L.C.

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

SECTION: 11                      WARD: 1  
TOWNSHIP: 7 South              PARISH COUNCIL DISTRICT: 1  
RANGE: 10 East

TYPE OF DEVELOPMENT:              ☐ 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 west side of LA Highway 1077, approximately ½ south of I-12, west of Covington, Louisiana.

SURROUNDING LAND USES:              Commercial, Single Family Residential and undeveloped

TOTAL ACRES IN DEVELOPMENT:              4.3 +/-

NUMBER OF LOTS/PARCELS:              5              TYPICAL LOT SIZE: Varies

ZONING:                                      HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING:              Parcels are part of an existing minor subdivision and proposed parcels A1-B, A1-C and E-1 do not meet the minimum one acre lot size requirement.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to reconfigure four (4) tracts from an existing five (5) tract minor subdivision that was approved by the commission back in 2014. However, the proposed reconfiguration will result in the creation of an additional tract and creates situations where two of the proposed tracts (A1-A & A1-C) will not have any direct public road frontage that will require the road construction standards for a minor subdivision to be applied; and creates three of the four tracts under the one (1) acre minimum requirement.

Therefore, if the commission decides to approve the minor subdivision request, the follow conditions should apply:

- Since two tracts will not have public road frontage the private drives accessing the proposed tracts (A1-A & A1-C) will have to be constructed to parish standards in accordance to Section

40-045.01 of Subdivision Ordinance No. 499, which requires a minimum 35' wide right-of-way, and at a minimum, an aggregate roadway surface.

- A turnaround must be provided at the end of the private drive.
- A street name is required for the private drive (the developer will need to contact the 911 addressing office).
- All improvements on the tracts must be depicted in accordance to parish code (buildings, driveways, parking areas, etc...).
- A waiver is required for the tracts that are under one (1) acre in size; therefore, if the commission decides to approve this request, a waiver of the regulations are required and 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





**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 2017)*

CASE NO.: 2017-692-MSP

OWNER/DEVELOPER: Oaklawn Land Improvement Co.

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

SECTION: 6                                      WARD: 7  
TOWNSHIP: 8 South                      PARISH COUNCIL DISTRICT: 7  
RANGE: 13 East

TYPE OF DEVELOPMENT:                      ☐ 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 bisected by Fish Hatchery Road and north of U.S.  
   Highway 190, Lacombe, Louisiana.

SURROUNDING LAND USES:                      Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:                      158.38

NUMBER OF LOTS/PARCELS:                      4                      TYPICAL LOT SIZE: 5 – 68 acres

ZONING:    A-3 Suburban

REASONS FOR PUBLIC HEARING:                      One parcel within the minor subdivision does not have public  
   road frontage.

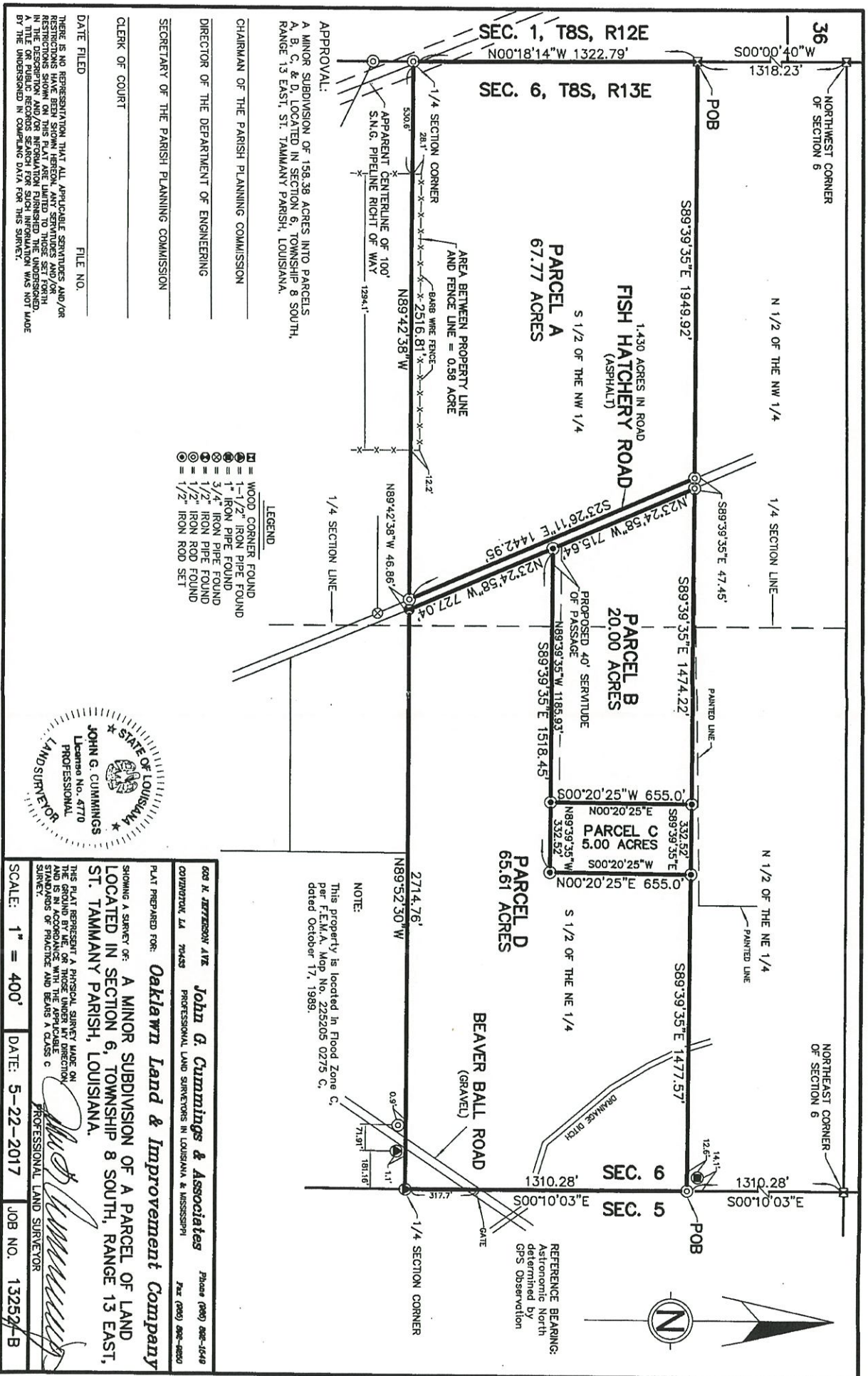
**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create four (4) parcels from a 158.38 acre parent parcel; and since a private drive will provide access to only one (1) parcel (parcel C), 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, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

**Department of Engineering**

None



## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 6, 2017)

CASE NO.: 2017-693-MSP

OWNER/DEVELOPER: Gary & Martha Cazaubon

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

SECTION: 3

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

TYPE OF DEVELOPMENT:

☐ 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 south side of LA Highway 1078 approximately 2 miles west of the intersection of LA Highway 25, southwest of Folsom, Louisiana.

SURROUNDING LAND USES:

Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:

16.95

NUMBER OF LOTS/PARCELS:

2

TYPICAL LOT SIZE: 10.34 & 6.61 acres

ZONING:

A-1 Suburban

REASONS FOR PUBLIC HEARING:

Both parcels do not have the minimum 300' width of public road frontage required for the A-1 Suburban zoning district.

### STAFF COMMENTARY:

#### Department of Development - Planning

The owner is proposing to create two (2) parcels from a 16.95 acre parent parcel; however, both parcels are short at meeting the 300' minimum lot width standard for the A-1 zoning district.

It should be noted however that proposed parcel A is over ten (10) acres in size and at least three quarters of the parcel is over 400' in width.

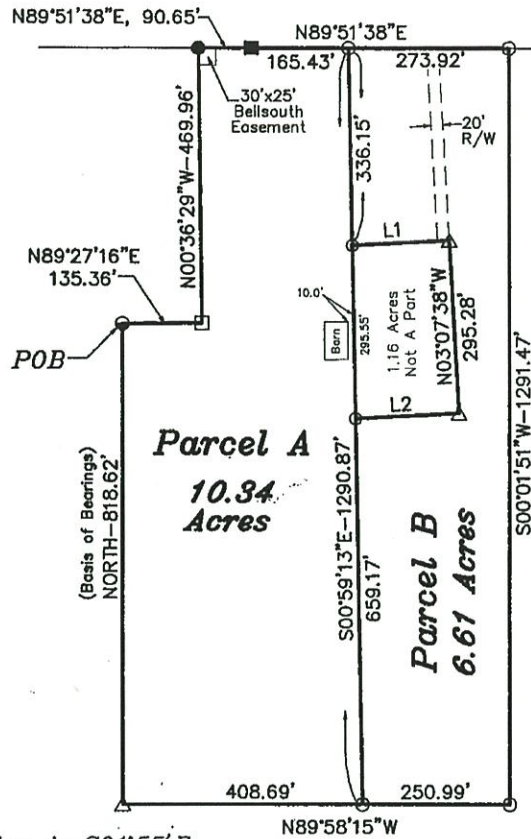
If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision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

#### Department of Engineering

None



# La. Hwy. 1078



**Line Table:**  
 L1=S86°51'00"W-165.99'  
 L2=N86°49'58"E-177.02'

**Reference Survey:**  
 Survey prepared by Land  
 Surveying, Inc. dated  
 Aug. 14, 1979 revised  
 Oct. 18, 1979 Survey No.  
 1785 (Basis of Bearings)

Point of Beginning is S01°55'E,  
 1864.47' from the 1/4 Corner common  
 to Section 3 T6S R10E and Section  
 34 T5S R10E, St. Tammany Parish,  
 Louisiana

Building setback lines should  
 be determined by owner or  
 contractor prior to any  
 construction

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
 SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
 WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
 PEDESTALS.  
 THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED  
 REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY  
 AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.  
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE  
 GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

**Legend:**  
 ○ 1/2" Rebar Set  
 ● 1/2" Rebar Found  
 ● 3/4" Rebar Found  
 △ 5/8" Rebar Found  
 □ 1/2" Iron Pipe Found  
 ■ Concrete Hwy. Monument

MINOR SUBDIVISION OF  
 PROPERTY LOCATED IN  
 SECTION 3 TOWNSHIP  
 6 SOUTH RANGE 10 EAST  
 INTO PARCELS A AND B  
 ST. TAMMANY PARISH,  
 LOUISIANA FOR GARY  
 CAZAUBON, et al

FILED FOR RECORD:

BRUCE M. BUTLER, III  
 License No. 4894  
 PROFESSIONAL  
 LAND SURVEYOR  
 5-2-2017

DIR. DEPT. OF ENGINEERING  
 SECRETARY PLANNING COMM.

BRUCE M. BUTLER, III  
 LA. PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894  
 Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 892-6271 office (985) 898-0355 fax

CLERK OF COURT

DATE FILE NO.

SCALE: 1" = 250' DATE: Sept. 8, 2014 NUMBER: 16478 Revised: 5-01-2017 (Par. A & B Ac.)

Terr3/KristinFussellResub22017

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 2017)*

CASE NO.: 2017-694-MSP

OWNER/DEVELOPER: Tammany Holding Company, LLC

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 3

WARD: 9

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

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

GENERAL LOCATION: The property is located on the north side of Lakeshore Boulevard and east of I-10, southeast of Slidell, Louisiana.

SURROUNDING LAND USES: Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 2800 + acres

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

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

REASONS FOR PUBLIC HEARING: All three proposed lots do not meet the one (1) acre minimum lot size standard for a minor subdivision.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to “cut out” three small lots from a 2800 acre plus “Parent Parcel” in order to create three lots for the construction of single family homes; and although the lots do not meet the one (1) acre minimum requirement, it should be noted that these proposed lots are zoned Planned Unit Development (P.U.D.) and are located within a neighborhood of existing homes of similar lot sizes. It just so happens that the parent tract is not currently a part of the Lakeshore Estates subdivision development complex.

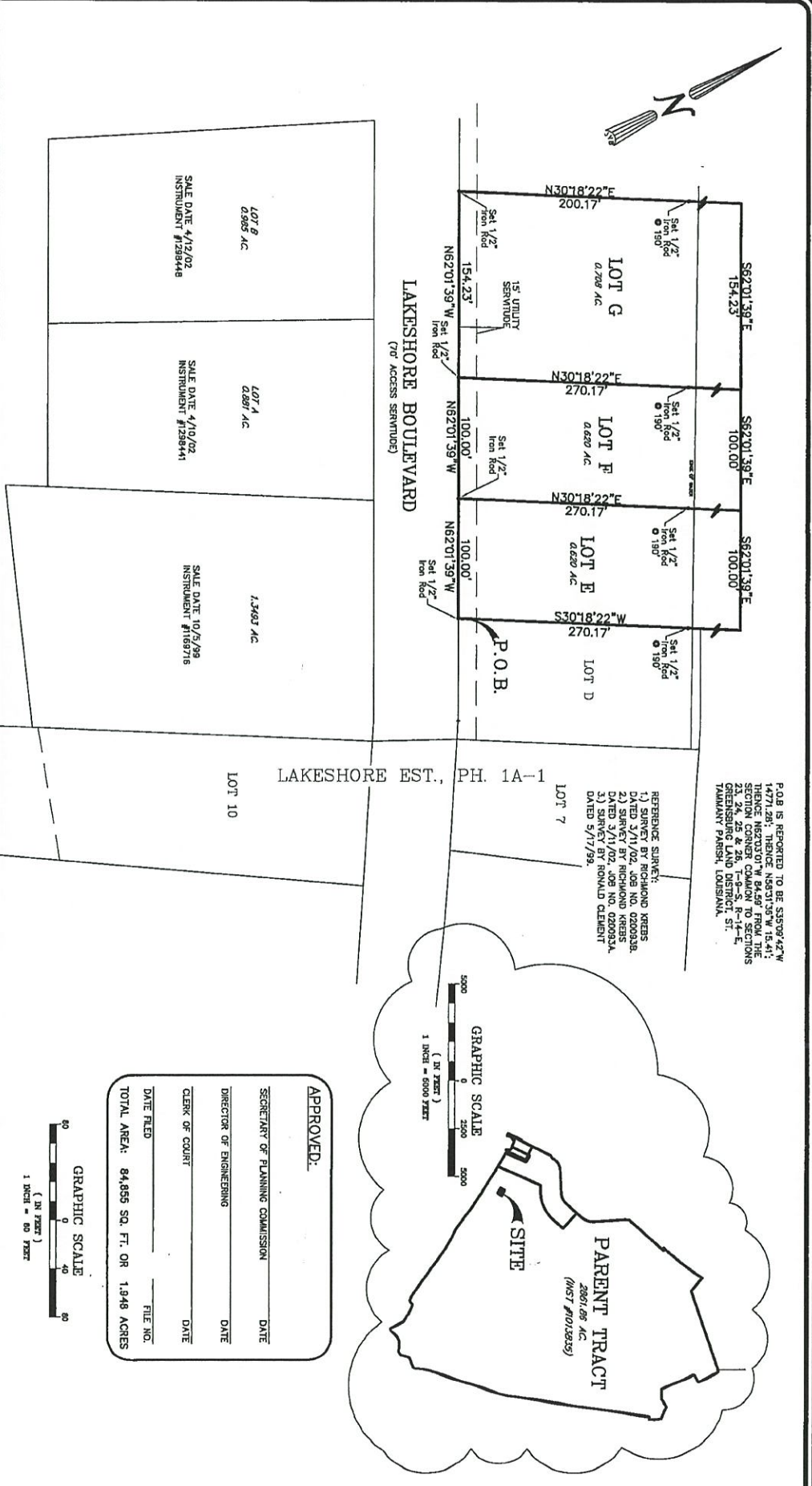
Furthermore, said proposed lots are on a private roadway (Lakeshore Boulevard) and code requires that lots front on a public road; however, due to the fact that the department of Engineering has inspected the private roadway and has confirmed that said roadway meets or exceeds parish standards for a concrete street, the staff would have no objections if the commission were to grant a waiver for this requirement.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot size issue and the public road frontage requirement, and 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





TENTATIVE  
SUBDIVISION  
REVIEW

## Ron Keller

---

**From:** Alex Flores <aflores@gecinc.com>  
**Sent:** Friday, June 02, 2017 11:02 AM  
**To:** Ron Keller  
**Subject:** Rigolets Estates phase 3A-1

Ron,

In relation to the tentative approval review for phase 3A-1 of the Rigolets Estates subdivision scheduled for discussion by the Planning Commission on June 13, 2017, on behalf of the Developer, Succession of Frederick J. Sigur ., we are hereby requesting to postpone indefinitely the discussion of this project.

Thank you.

Alejandro Flores  
Senior Project Manager

G.E.C., Inc.  
Office: (504) 838-6009 | Cell Phone: (504) 232-4406 | Fax: (504) 218-7229 | (504) 207-6923  
Email: [aflores@gecinc.com](mailto:aflores@gecinc.com)  
Address: 3445 North Causeway Blvd., Suite 401  
Metairie, LA. 70002

This entire e-mail transmission may contain confidential information belonging to the sender which is governed by the Louisiana Privacy Statutes. The information is intended for the addressee named above. If you are not the named addressee, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this transmission is strictly prohibited. If you have received this transmission in error, please notify us immediately in order to arrange for the return of the document. While G.E.C., Inc. believes this transmittal to be free of virus or other defect, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by G.E.C., Inc. (or its subsidiaries and affiliates) for any loss or damage arising therefrom.



**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of May 2, 2017)*

CASE NO.: 2017-625-TP

PROPOSED SUBDIVISION NAME: RIGOLETS ESTATES, PHASE 3A-1

DEVELOPER: The Estate of Frederick J. Sigur

ENGINEER/SURVEYOR: G.E.C., Inc.

SECTION: 37 WARD: 8  
TOWNSHIP: 10 South PARISH COUNCIL DISTRICT: 13  
RANGE: 14 & 15 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the south side of LA Highway 433 and approximately 1 mile west of U.S. Highway 90 intersection, southeast of Slidell, Louisiana.

SURROUNDING LAND USES: North - Undeveloped  
South - Lake Pontchartrain  
East - Undeveloped  
West - Single family residential

TOTAL ACRES IN DEVELOPMENT: 16.89

NUMBER OF LOTS: 35 TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development PUD (existing)

FLOOD ZONE DESIGNATION: V15

**STAFF COMMENTARY:**

**Department of Development - Planning**

1. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700', and proposed street (Dolphin Street) exceeds that requirement on both the east and west sides of the entrance road.

2. The 35' servitude that is depicted on the plat running parallel to LA Highway 433 on the north side of the development needs an explanation by way of a notation on the plat as to the purpose of this easement.
3. The location of the central sewerage and water facilities are not depicted on the plat; therefore, the developer will need to note on the plat where the facilities are located that will provide service to the development.

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

**Department of Engineering**

1. Building setbacks must be revised so that they are not located within drainage servitudes. (Typical comment for lots 9-35.)
2. Revise the boulevard entrance to conform with Subdivision Regulatory Ordinance No. 499.

PRELIMINARY  
SUBDIVISION  
REVIEW





**Informational Items:**

A Master Drainage Plan was requested September 08, 2016. The authorization was given on 1/4/2017 with an estimated 45 days for completion. This plan has not yet been received by the Parish and is required for review and approval prior to a work order being issued.

Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

No work order will be issued until all items listed above and any additional comments that arise from further review are satisfactorily addressed.

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

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

Revised drawings will not be accepted prior to the June 13, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**Department of Development - Planning**

None

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 2017)*

CASE NO.: 2017-628-PP

SUBDIVISION NAME: Oak Alley Meadows

DEVELOPER: Lonesome Development, LLC  
P.O. Box 67; Mandeville, LA 70470

ENGINEER/SURVEYOR: Sigma Consulting Group

SECTION 29&38

WARD: 3

TOWNSHIP 6 South

PARISH COUNCIL DISTRICT: 3

RANGE 11 East

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION: The property is located on the north side of Hwy 190 approximately half a mile east of Hwy 25.

TOTAL ACRES IN DEVELOPMENT: 87.06

NUMBER OF LOTS: 210

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: 2/2/17 Council Meeting

**STAFF COMMENTARY:**

**Department of Development - Engineering**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site. The following outstanding items must be addressed:

**Grading Plan:**

Show that Section A-A for Tract P1 will maintain a 10' flat section around the entire pond.



Show that Section C-C for Tract P3 will maintain a 10' flat section around the entire pond.

**Drainage Layout #1:**

Provide Garden Home Lot Numbers for all lots on all plan sheets that have lot numbers shown in accordance with the Preliminary Plat.

Add Garden Home Lot Numbers to Lot Grading Table.

**Informational Items:**

An Approval, Permit, or Letter of No Objection from all applicable agencies including but not limited the following will be required; Louisiana Department of Health, Department of Environmental Quality, Department of Wildlife and Fisheries, and Army Corp of Engineers.

The DOTD TIA Acceptance email dated 5/12/2016 from Penny Lala does not conform to the phase delineation shown on this plat. DOTD approval is only for phases 1-3. Phases 4-6 will require re-evaluation by DOTD and no work order will be issued by STP for Phases 4-6 until DOTD has issued approval for these phases. All improvements required by DOTD must be constructed in accordance with the TIA Acceptance email.

No maintenance obligation is required since this S/D fronts LA Hwy 190.

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.

No work order will be issued until all items listed above and any additional comments that arise from further review are satisfactorily addressed.

Revised drawings will not be accepted prior to June 13, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**Department of Development – Planning**

The recreational plan and time line for the creation of the amenities are acceptable to the staff (please see plan attached).

# Planning

## Planning Commission Meeting Distribution List

### PC DRAFT AGENDAS ONLY

PC Members	11
President	1
Anne Pavlovich	1
CAO	1
Permits	1
Finance	1
Mailout List	25

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**41**

### PC DRAFT PACKETS

PC Members	11	
Mike Sevante	1	
Council Office	1	*Requires Cover Letter for Signature Upon Receipt
Sidney	1	
Ron	1	*Both Packets go back to Ron(original and copy)
Finance	1	
Jay	1	
Mr. Earl	2	
Chris	1	
Erin	1	
School Board	1	*Mail to: P.O. Box 940, Covington, LA 70434

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**22**

### PC MEETING DAY PACKETS

**\*Commissioners should bring their draft packet to meeting\***

Council Office	1	Requires Cover Letter for Signature Upon Receipt
Mike Sevante	1	
Finance	1	
Ron	1	Both Packets go back to Ron(original and copy)
Sidney	1	
Mr. Earl	2	
Chris	1	
Erin	1	
Jay	1	
Media	1	
Developers	10	

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**21**

# OLD BUSINESS





## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

June 6, 2017

### OLD BUSINESS

*June 13, 2017 Agenda*

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

Re: Ashton Parc, 2<sup>nd</sup>&3<sup>rd</sup> Filing  
Waiver request for "T" Turnaround

Honorable Commissioners:

The preliminary approval was granted on February 14, 2017 with the following requirement:

The proposed temporary turnaround must be removed and replaced with one of the following two options before the two (2) year warranty obligation will be released.

- a. A permanent Cul-de-sac must be placed at the end of Knollwood Lane, it must be within the current footprint of the subdivision or access servitude must be acquired from the adjacent property owner in which to place a permanent Cul-de-sac. This may result in the removal of lots#139-142.
- b. A roadway installed connecting Knollwood Lane back to Haas road or another way to provide a turnaround or to provide connectivity to eliminate the "Dead End".

The developer through his engineer, dated May 11, 2017 (email attached) is now requesting that a "T" turnaround be approved so as not to eliminate lots at this location.

Attached are revised drawings#13&35 indicating the "T" Turnaround.

The Department of Development-Engineering has reviewed the drawings and has no objection to this change.

Sincerely,



Jay B. Watson, P.E.  
Lead Development Engineer

*Enclosure: Request & 2 Drawings*

xc: Honorable Chris Canulette  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl Magner  
Mr. Ron Keller  
Mr. Glenn Delatte  
Mr. Theodore Reynolds  
Benchmark Group, LLC  
Mr. Toby Easterly

## Colleen H. Hattaway

---

**From:** Jay Watson  
**Sent:** Thursday, May 11, 2017 4:00 PM  
**To:** Murray McCullough  
**Cc:** Colleen H. Hattaway; Toby Easterly; Russ Rome; Theodore C. Reynolds; Christopher P. Tissue  
**Subject:** RE: Ashton Parc

Thanks Murray. We will get this on the agenda for the June meeting.



**Jay B. Watson, P.E.**

Lead Development Engineer  
Department of Planning and Development  
**St. Tammany Parish Government**  
21490 Koop Drive, Mandeville, LA 70471  
P 985.809.7448 F 985.809.7449  
[www.stpgov.org](http://www.stpgov.org)

*Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.*

**From:** Murray McCullough [mailto:mmccullough@benchmarkgroupllc.com]  
**Sent:** Thursday, May 11, 2017 3:42 PM  
**To:** Jay Watson <jwatson@stpgov.org>  
**Cc:** Colleen H. Hattaway <chhattaway@stpgov.org>; Toby Easterly <teasterly@dslldhomes.com>; Russ Rome <rrome@benchmarkgroupllc.com>  
**Subject:** Ashton Parc

Jay,

Per your conversation with Toby Easterly of DSLD, I am submitting for your review a revised plan/profile drawing and a revised overall project layout showing the proposed revision to the construction plans for a permanent "T" Turnaround at the end of Knollwood Lane at the easterly property line of the project. Please review this information and let me know if you have any questions or comments. Should this be acceptable to you, please let me know what additional information, if any, you will need to present this requested revision to the planning commission for their approval.

Looking forward to hearing from you in the very near future, I am...

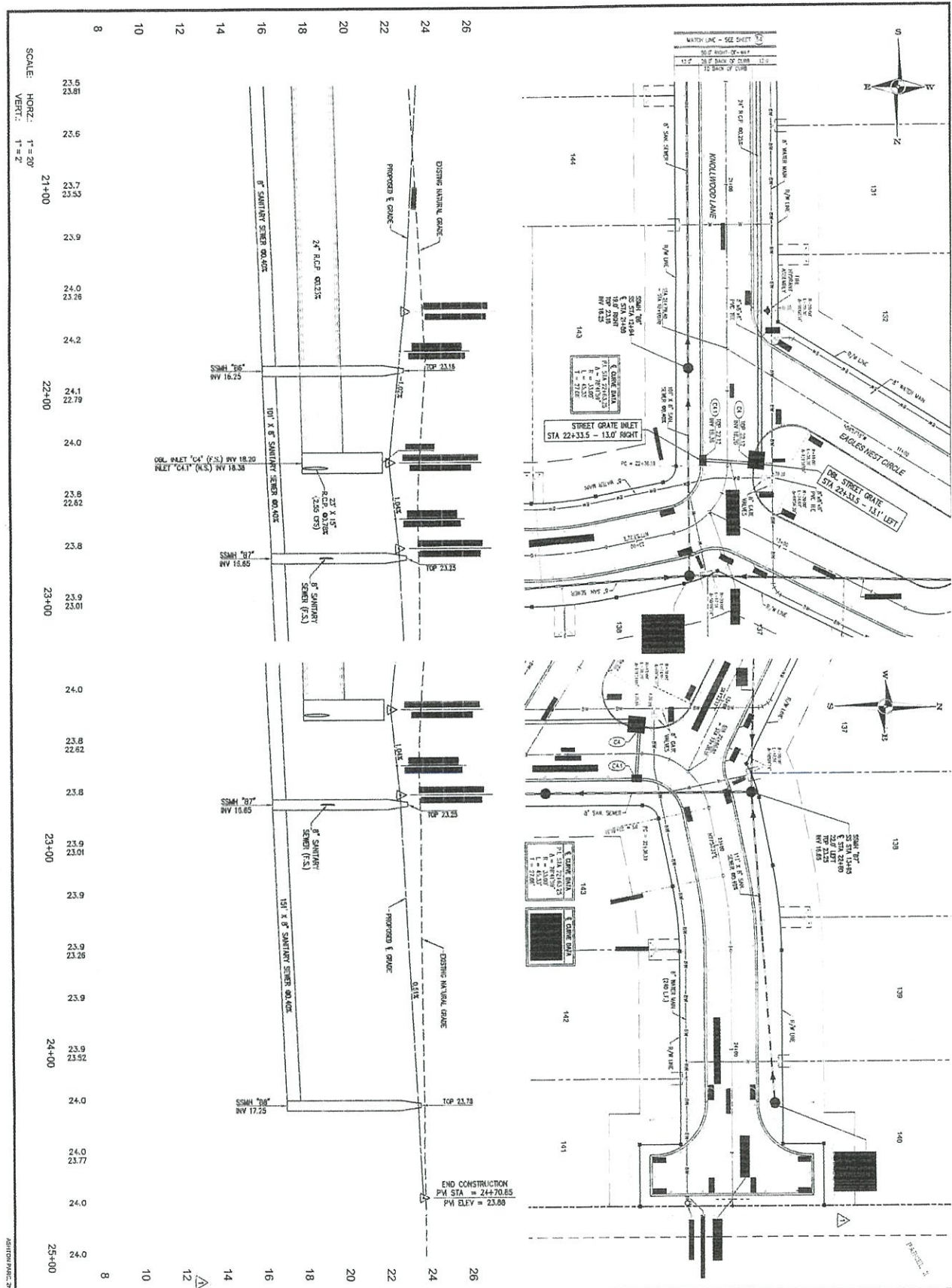
Very truly yours,

**Murray McCullough, P.E.**  
**Managing Member**



11328 Pennywood Avenue  
Baton Rouge, LA 70809





**ASHTON PARC**  
A PLANNED UNIT DEVELOPMENT (P.U.D.)  
2ND & 3RD FILINGS

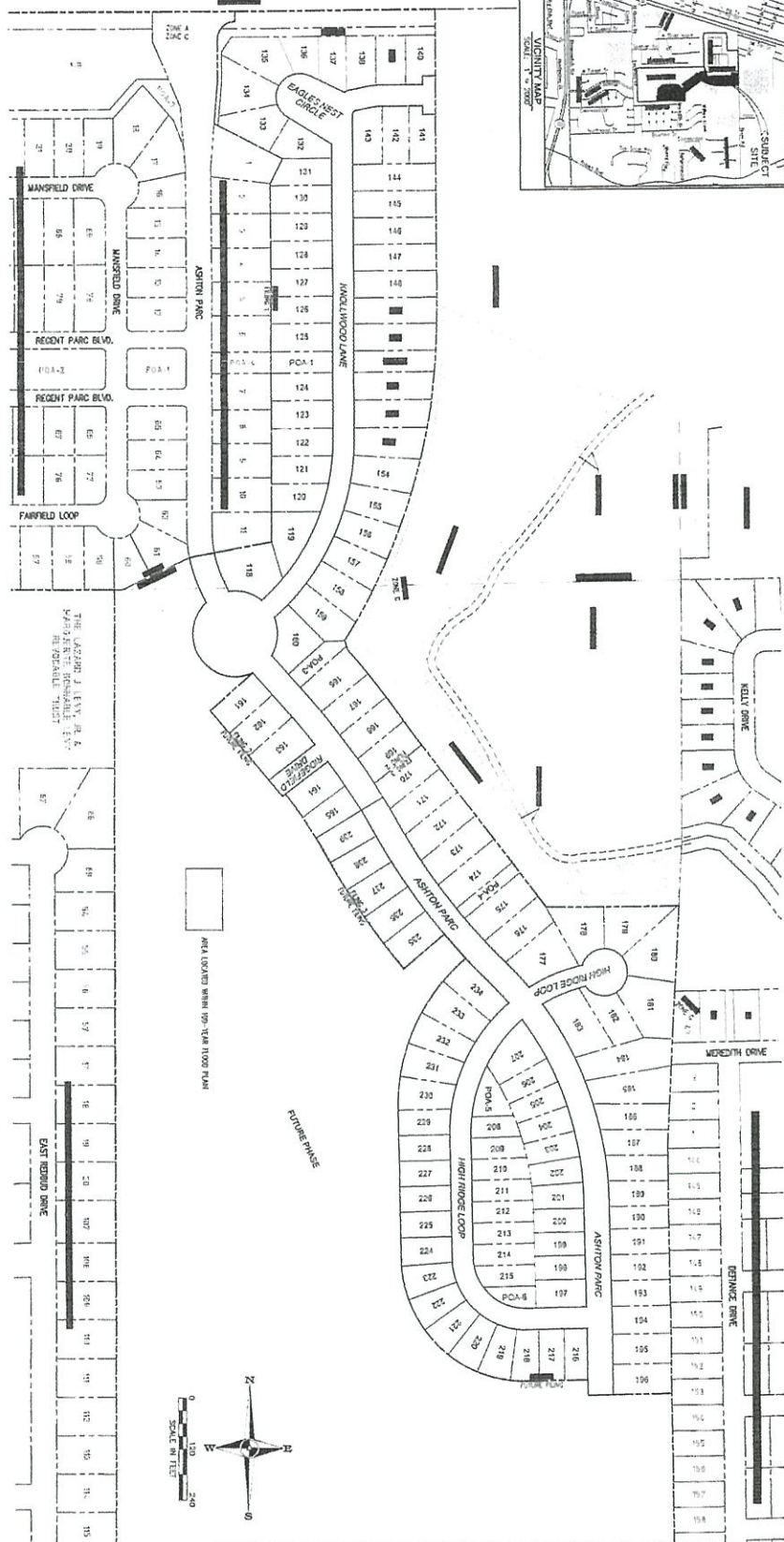
BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF A DIVISION OF LAND  
PREPARED BY A.V. BUREAU & ASSOCIATES, INC. DATE: 07/10/2006  
LOCATED IN SECTION 36, TOWNSHIP 8 NORTH, RANGE 14 EAST,  
ST. TAMMANY PARISH, LOUISIANA, WHO IS DISTRICT 9

**BENCHMARK GROUP, L.L.C.**  
LAND SURVEYING • CIVIL ENGINEERING  
LAND PLANNING • LANDSCAPE ARCHITECTURE

**PLAN & PROFILE**  
INWOOD LANE  
STA 20+50 - 24+70

**35**

1122 BAYVIEW AVENUE  
SUITE 200  
HOUSTON, TEXAS 77058  
PHONE: 281.242.2471 FAX: 281.242.2470  
WWW.BENCHMARKGROUP.COM



BEING A SUBDIVISION OF A PORTION OF PARCEL 1 OF A DIVISION OF LAND  
PREPARED BY J.V. BURNES & ASSOCIATES, INC., DATED 07/10/2006,  
LOCATED IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST,  
ST. TAMMANY PARISH, SLICKELL, LOUISIANA, WARD 8, DISTRICT 9



OVERALL LAYOUT  
FILINGS 2 & 3

DATE: 03/03/07 SCALE: 1" = 120'

SHEET NO.:

FILE NAME: 10005\_M\_O'NEIL  
DRAWN BY: RJR

00000000000000000000

END PRODUCT NO. 16-055

© 2007 Blackwell Publishing Ltd

[illegible]

RUSSELL, J. ROWE  
License No. 31569  
PROFESSIONAL ENGINEER

STAMP  
STATE OF LOUISIANA

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SUGAR, CO

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FILM**

PARCEL 1 C  
ATES, INC.  
P 8 SOUTH,  
LOUISIANA, WA

# PA

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DATED 07/10  
RANGE 14 E  
NO 8, DISTIN

**RO**  
**(P.U.**  
**OF LAND**  
**2/2008,**  
**AST,**  
**CT 9**

C  
D.)

PROJECT

11728 PENNYWOOD AVENUE  
ZATON BRIDGE, LOUISIANA 70459  
PHONE: 225.344.2473 FAX: 225.344.2474  
WWW.BENCOGIMARNGROFILL.CC.COM

000000000000000000  
PRIMARY GROUP LLC

LAND

BEN  
SURVEY



MA  
GR  
CIVIL EN  
1992

**ARK**  
OUR LLC  
ENGINEERING  
CONSULTING

ING  
ACTURE

## Ashleigh R. Mayfield

---

**From:** Ashleigh R. Mayfield  
**Sent:** Thursday, June 01, 2017 3:52 PM  
**To:** 'mmccullough@benchmarkgrouppllc.com'  
**Cc:** 'teasterly@dsldhomes.com'; 'rrome@benchmarkgrouppllc.com'; Sidney Fontenot; Erin Stair; Jay Watson  
**Subject:** Ashton Parc, 2nd & 3rd Filings - "T" Turnaround waiver request

Mr. McCullough:

Your request has been placed on the June 13, 2017 Planning Commission Agenda. Your presence is required at the 6:00p.m. meeting should the Planning Commission have any questions regarding your request.

**From: Earl Magner**



### Ashleigh Mayfield

Executive Secretary, Department of Planning and Development

#### **St. Tammany Parish Government**

21454 Koop Drive, Building B, Suite 1B  
Mandeville, LA 70471

p: 1-985-809-7448 e: [armayfield@stpgov.org](mailto:armayfield@stpgov.org)

[www.stpgov.org](http://www.stpgov.org)





## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

June 6, 2017

OLD BUSINESS

*June 13, 2017 Agenda*

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

Re: River Heights S/D, Phase 4

Honorable Commissioners:

The attached "Act of Correction" by Bruce M. Butler III, Professional Land Surveyor has been reviewed by this office and is acceptable.

It is recommended that it be approved so that it can be executed by the Parish President and recorded.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.  
Lead Development Engineer

*Enclosure: Act of Correction & 3 Drawings*

xc: Honorable Dennis Sharp  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl Magner  
Mr. Bruce Butler III (Land Surveying, Inc.)  
Mr. Joey Alphonse

ACT OF CORRECTION  
OF SUBDIVISION PLAT AND  
RESUBDIVISION PLAT

UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

BEFORE ME, the undersigned Notary Public, on the day, month and year set out below and in the presence of the witnesses hereinafter named:

PERSONALLY CAME AND APPEALED

Bruce M. Butler, III, PROFESSIONAL LAND SURVEYOR

Who being first duly sworn by me, deposed:

After further examination of the official subdivision plat for River Heights Phase 4 recorded April 2, 1998, filed as Map File No. 1617 and the Re-Subdivision plat of Lots 6, 7 and 8 River Heights Phase 4 into Lots 6A and 8A recorded March 3, 2017 filed as Map File No. 5611F in the Clerk of Court, St. Tammany Parish, LA it was discovered that a correction needs to be made to said plats.

The 30' Drainage and Access Easement between Lots 6 and 7, also between Lots 7 and 8 needs to be voided.

In order to correct the recorded Subdivision and Re-Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for River Heights Phase 4 and the re-subdivision plat of Lots 6A and 8A As follows:

The 30' Drainage and Access Easement will be relocated between Lots 6A and 8A.

Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, LA to make mention on the face of the Subdivision Plat recorded in Clerks Map File No. 1617 and the Re-Subdivision Plat recorded in Clerks Map File No. 5611F to serve as occasion may require.

\_\_\_\_\_  
Patricia P. Brister, St. Tammany Parish, President

St. Tammany Parish Government

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

Notary Identification Number: \_\_\_\_\_

Bruce M. Butler, III  
Bruce M. Butler, III Professional Land Surveyor

Louisiana Registered, PLS # 4894

ERIKABURAS  
WITNESS ERIKA BURAS

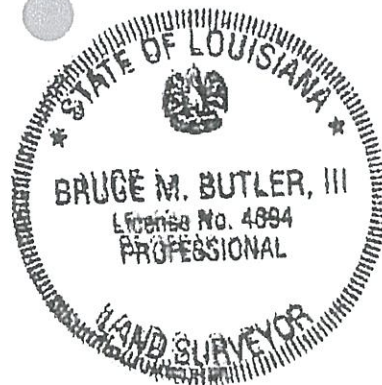
LEIGH LUCUS  
WITNESS LEIGH LUCUS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF April, 2017.

[Signature]  
NOTARY PUBLIC

Notary Identification Number:

**JULIAN J. RODRIGUE, JR.**  
**NOTARY PUBLIC**  
**BAR ROLL #11373**  
**MY COMMISSION IS FOR LIFE**



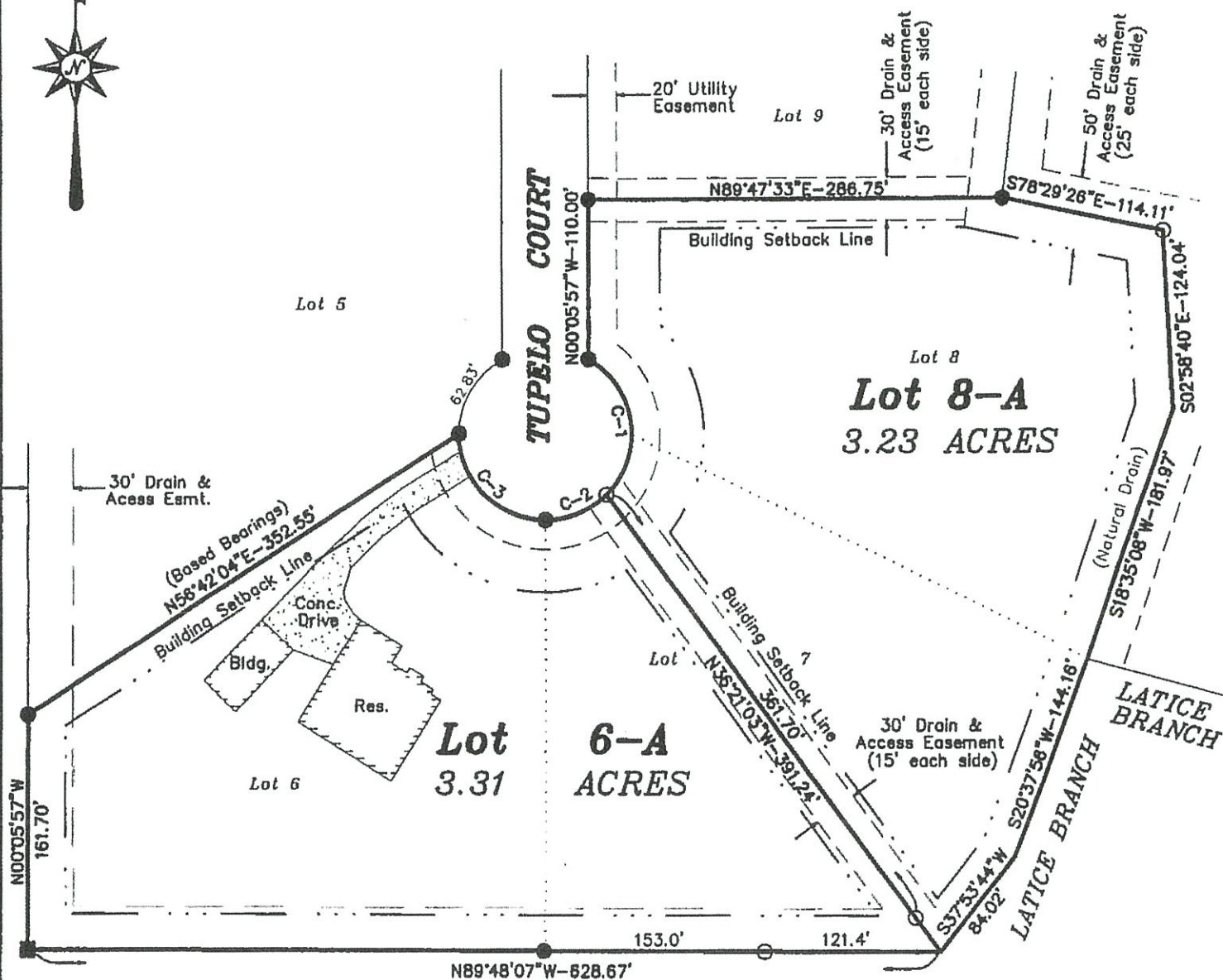


**Reference:**

- 1) A Survey Map by this Company, of Lot 6, Dated 4-01-2013, Survey No. 15867 (Basis of Bearings)
- 2) A Survey Map by this Company, of Lot 8, Dated 10-13-2016, Survey No. 17734
- 3) A survey Map by this Company, of Lot 6-A & 8-A Resub Map File No. 5611F Clerk of Court office

**Line Table:**

C-1, R=60.00' L=109.81'  
 N07°34'14"W-95.03'-Chrd.  
 C-2, R=60.00' L=46.98'  
 N67°25'42"E-45.79'-Chrd.  
 C-3, R=60.00' L=94.25'  
 S45°05'41"E-84.85'-Chrd.



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

(Must verify prior to Construction)  
 Building Setbacks  
 Front: 50'  
 Side: 20'  
 Rear: 25'  
 Side Street: \*\*

LEGEND:

A Resubdivision of Lots 6, 7 & 8, into  
Lots 6-A & 8-A, River Heights, Phase  
4, Section 15, T-6-S, R-11-E, St.  
Tammany Parish, Louisiana

Reference:  
1) A Survey Map by this Company,  
of Lot 6, Dated 4-01-2013, #15667  
(Basis of Bearings)  
2) A Survey Map by this Company,  
of Lot 8, Dated 10-13-2016, #17734



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

03-13-2017

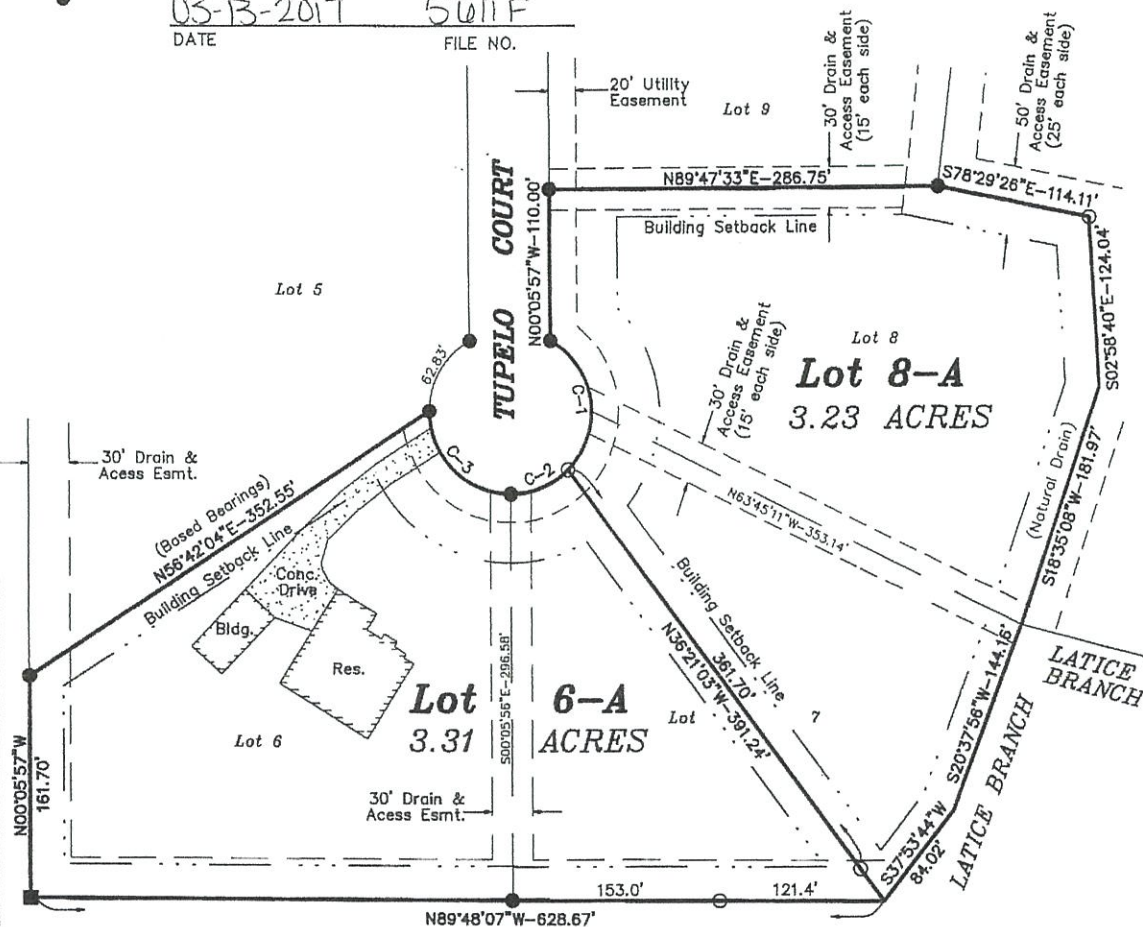
5611F

DATE

FILE NO.

Line Table:

C-1, R=60.00' L=109.81'  
N07°34'14"W-95.03'-Chrd.  
C-2, R=60.00' L=46.98'  
N67°25'42"E-45.79'-Chrd.  
C-3, R=60.00' L=94.25'  
S45°05'41"E-84.85'-Chrd.



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SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
PEDESTALS.

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

LEGEND:

● = Fnd. 1/2" Iron Rod  
○ = Set 1/2" Iron Rod

(Must verify prior to Construction)  
Building Setbacks  
Front: 50'  
Side: 20'  
Rear: 25'  
Side Street: \*\*

MAP PREPARED FOR **CHUCK ROGER & BILL SCHAEFER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lots 6, 7 & 8, River Heights, Phase 4, Section  
T-6-S, R-11-E, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 892-6211 office (985) 898-0355 fax  
landsur@bellsouth.net email

**BRUCE M. BUTLER, III**  
License No. 4894  
PROFESSIONAL

BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 110'

DATE: 2-16-2017

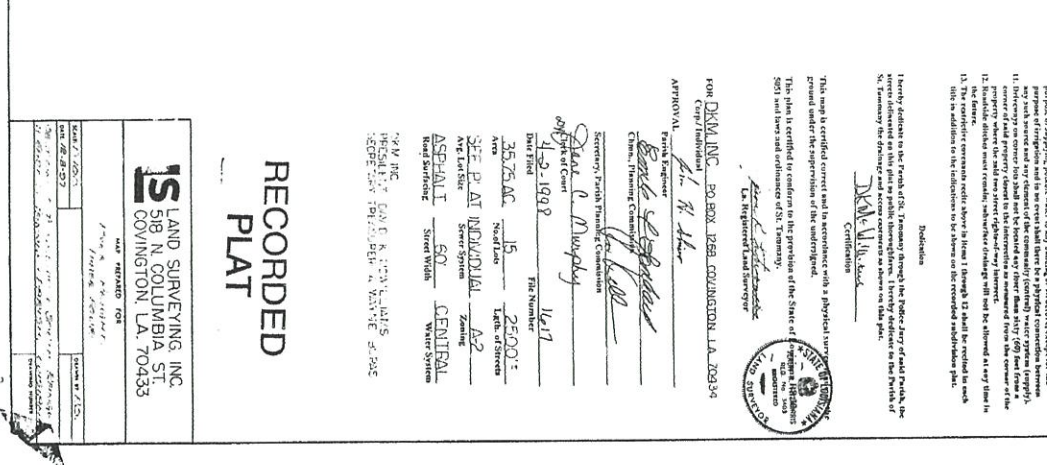
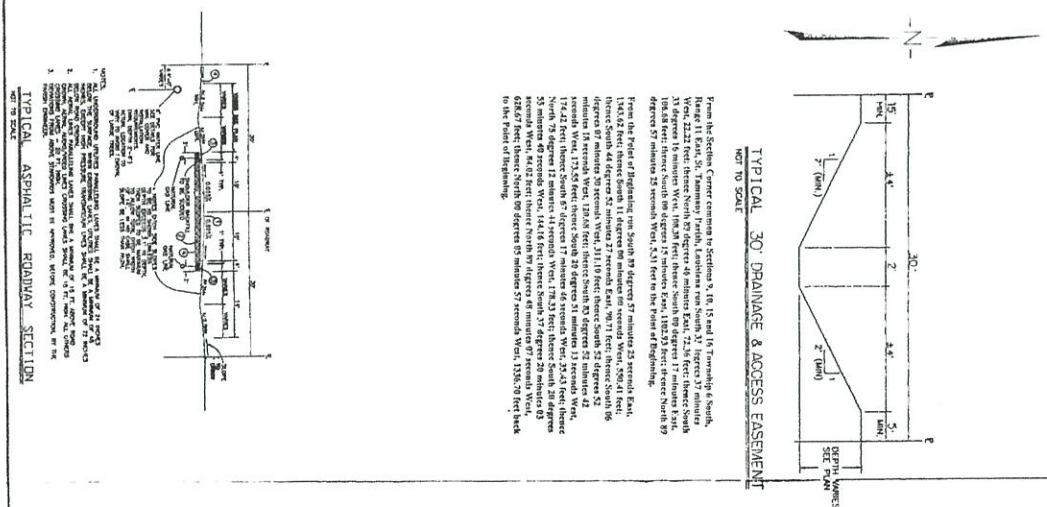
NUMBER: 5611F

Terr3/ChuckRogerLot8Resub



LOCATED IN SECTION 15 TOWNSHIP 6 SOUTH RANGE 11 EAST  
ST. TAMMANY PARISH LOUISIANA

DISTRICT :



conform to the provision of the State of Virginia, a High School diploma, and a certificate of graduation from the State of St. Tammany, Louisiana.

*La. Registrar Laad Sawyer*

RECORDED  
INDEXED  
JAN 10 1968  
CLERK OF THE COURT  
ST. TAMMANY PARISH, LOUISIANA

Chm. Planning Commission  
 Secy, Parish Planning Commission  
 4-9-1998  
 11:17

Date Filed	File Number
3575 AC	15
Area	Neighborhood
SEE PLAT INDIVIDUAL	2000
See Plat Size	Latitude of Streets
Street System	A-2
ASPHALT	CENTRAL
Road Surface	Water Systems
50'	
Street Width	

RECORDED  
PLAT

**LAND SURVEYING, INC.**  
518 N. COLUMBIA ST.  
COVINGTON, LA. 70433

[illegible]



## Ashleigh R. Mayfield

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**From:** Ashleigh R. Mayfield  
**Sent:** Thursday, June 01, 2017 10:44 AM  
**To:** 'candsroger@gmail.com'; 'whscwhsc@chevron.com'  
**Cc:** Sidney Fontenot; Erin Stair; Jay Watson; Joseph Alphonse; 'landsuri@bellsouth.net'  
**Subject:** River Heights, Ph. 4-Act of Correction

Chuck/Bill:

The Act of Correction for Lots 6A & 8A River Heights, Phase 4 has been placed on the June 13, 2017 Planning Commission agenda.

Your presence is required at the 6:00pm meeting should the Commission have any questions regarding the Act of Correction.

***From: Earl Magner***



### Ashleigh Mayfield

Executive Secretary, Department of Planning and Development

#### **St. Tammany Parish Government**

21454 Koop Drive, Building B, Suite 1B

Mandeville, LA 70471

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