

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, AUGUST 11, 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 JULY 9, 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, SERVICITUDES, EASEMENTS**

Entering Parish Right-of-Way (Oak Harbor, Landmark & Marina Drives), Ward 9, District 12  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Hunt Telecom Parish Council District Representative: Hon. Jerry Binder

Entering Parish Right-of-Way (Ochsner Boulevard), Ward 1, District 1  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Hunt Telecom Parish Council District Representative: Hon. Marty Dean

Entering Parish Right-of-Way (Henrietta Street), Ward 4, District 5  
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines  
Debtor: Relo DG, L.L.C. Parish Council District Representative: Hon. Marty Gould

**MINOR SUBDIVISIONS**

**MS15-07-030**

Lot 1-R1 into lots 1-R1-A, 4-R, BA-1 and 5, Ward 9, District 14  
Owner: Rotolo Consultants, Inc. Surveyor: Kelly McHugh & Associates  
Parish Council District Representative: Hon. T.J. Smith

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
AUGUST 11, 2015  
MANDEVILLE, LOUISIANA**

**MS15-07-031**

Lots 1A and 3A into lots 1A1 and 1A2, Ward 4, District 5  
Owner: N59 Ventures, L.L.C. Surveyor: Randall W. Brown & Associates  
Parish Council District Representative: Hon. Marty Gould  
[-----**(End of Consent Calendar)**-----]

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCAATION/CLOSINGS REVIEW**

**REV15-07-001**

Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1  
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates  
Parish Council District Representative: Hon. Marty Dean  
**(POSTPONED AT THE JULY 14, 2015 MEETING)**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW**

**SD02-07-019F**

Wadsworth, Ward 4, District 5  
Developer/Owner: The Azby Fund and Wadsworth Estates, L.L.C. Engineer: G.E.C., Inc.  
Parish Council District Representative: Hon. Marty Gould  
**(POSTPONED AT THE JULY 14, 2015 MEETING)**  
**(DEVELOPER REQUESTS POSTPONEMENT INDEFINITELY)**

**SD05-08-021F1A7**

Terra Bella, Phase 1A-7, Ward 1, District 1  
Developer/Owner: Terra Bella Group, L.L.C. Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD04-02-007F4**

Natchez Trace, Phase 4, Ward 1, District 1  
Developer/Owner: Lonesome Development Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
AUGUST 11, 2015  
MANDEVILLE, LOUISIANA**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 of Subdivision Regulatory Ordinance No. 499, Street Identification and Traffic Control Signs, in order to incorporate updated standards.

*(Department of Engineering to discuss)*

**OLD BUSINESS**

**SD14-05-004P**

The Estates at Watercross, Ward 1, District 1

Developer/Owner: All State Financial Company Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Marty Dean

*(Request by developer to have the drainage fee recalculated)*

**MS14-12-069**

A 5.14 acre parcel into lots 1 thru 4, Ward 4, District 5

Owner: C. Herberger, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

*(Request by owner to temporarily waive the private drive construction standard as it relates to the first lot fronting a public road)*

Money Hill, Phase 5 (Garden Homes), lots 279 & 280, Ward 6, District 6

Parish Council District Representative: Hon. Richard Tanner

*(Request to reduce the width of a drainage servitude)*

Oak Plain, Phase 2 Subdivision, Lot 19 A&B, Ward 8, District 14

Parish Council District Representative: Hon. T.J. Smith

*(Request by owner to allow fencing within a parish drainage servitude)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

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

**DRAFT**

**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: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph  
Absent: Cazaubon, Matthews  
Staff Present: Paul Carroll, 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. Willie.

**APPROVAL OF THE JUNE 9, 2015 MINUTES**

Doherty moved to approve, second by Randolph.

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, 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.

Davis moved to pull all items from the Consent Calendar, second by Doherty.

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

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

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

Entering Parish Right-of-Way (Powell Drive), Ward 8, District 14  
Request to enter Parish right-of-way for the purpose of making roadway improvements  
Debtor: Southern Race Trac Petroleum, L.L.C. 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: Opposition: none

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

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

Entering Parish Right-of-Way (Josephine Street), 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: 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: Opposition: none

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

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**MINOR SUBDIVISIONS**

**MS15-06-025**

A 3.07 acre parcel into tracts A & B, Ward 7, District 7  
Owner: David Scalfano Surveyor: John E. Bonneau & Associates  
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: David Scalfano Opposition: none

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

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

-----**(End of consent calendar)**-----

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

**PETITIONS/REQUESTS**

Bedico Creek, Phase 1D-1, lot 39, Ward 1, District 1  
Builder: Yar Construction Co, Inc                      Surveyor: Randall Brown & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean  
*(Request by builder to waive the minimum corner property line setback for a driveway from 60' required to approximately 35'-40' requested.)*  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jason Yancey/YAR Construction                      Opposition: none

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

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**REV15-07-001**

Revocation of a portion of Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1  
Applicant: Viola Living Trust & Terry and Gary O'Brien                      Surveyor: John G. Cummings & Assoc, 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: none                      Opposition: none  
*(Developer request postponement until August meeting)*

**Randolph moved to postpone this case until the August meeting, second by Doherty.**  
**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph**  
**Nay:**  
**Abstain:**

**REV15-07-002**

Revocation of a portion of 6<sup>th</sup> Street, Chinchuba Subdivision, Ward 4, District 4  
Applicant: 675 Properties, L.L.C.                      Surveyor: Randall W. Brown & Associates, Inc.  
Parish Council District Representative: Hon. Reid Falconer  
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jason Riebert/675 Properties, LLC                      Opposition: none

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

**Doherty moved to approve subject to Dept. of Public Works approval, second by Richard.  
Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph  
Nay:  
Abstain:**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**SD15-07-003**

Wingfield, Ward 1, District 3

Developer/Owner: Robert Bruno Engineer: Arrow Engineering & Consulting

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Robert Bruno/developer, Dr. Martin/Goodbee Civic Association  
Opposition: none

**Davis moved to grant tentative approval, second by Richard.  
Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph  
Nay:  
Abstain:**

**PRELIMINARY SUBDIVISION REVIEW**

**SD07-04-009P**

Tantella Ranch, Ward 1, District 3

Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.

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

*(The developer is requesting a name change to "Magnolia Mound" - see under "Old Business")*  
**(POSTPONED AT THE JUNE 9, 2015 MEETING)**

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

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

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

**SD15-06-002P**

The Willows, Ward 1, District 3

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

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

**(POSTPONED AT THE JUNE 9, 2015 MEETING)**

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

**Willie moved to grant preliminary approval, second by Richard.**

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, Drumm, Randolph**

**Nay:**

**Abstain:**

**FINAL SUBDIVISION REVIEW**

**SD02-07-019F**

Wadsworth, Ward 4, District 5

Developer/Owner: The Azby Fund and Wadsworth Estates, L.L.C. Engineer: G.E.C., Inc.

Parish Council District Representative: Hon. Marty Gould

**(POSTPONED AT THE JUNE 9, 2015 MEETING)**

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE AUGUST 11, 2015 MEETING)**

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

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

**Yea: Lorren, Richardson, Richard, Willie, Davis, Mannella, Doherty, 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.

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

**(The developer is requesting a name change to "Magnolia Mound")**

**(POSTPONED AT THE JUNE 9, 2015 MEETING)**



**(CONSENT CALENDAR)**

**ENTERING PARISH**

**RIGHTS-OF-WAY, SERVITUDES**

**AND/OR EASEMENTS**

Draft Date 8/11/15

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 15-\_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING HUNT TELECOM TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING HUNT TELECOM; 110 COLEMAN AVE., HAMMOND, LA 70403; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF OAK HARBOR DR., LANDMARK DR., AND MARINA DR. FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.  
WARD 9 DISTRICT 12**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$10,100 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 shall submit a copy of the current owner's deed.
10. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).
11. 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:

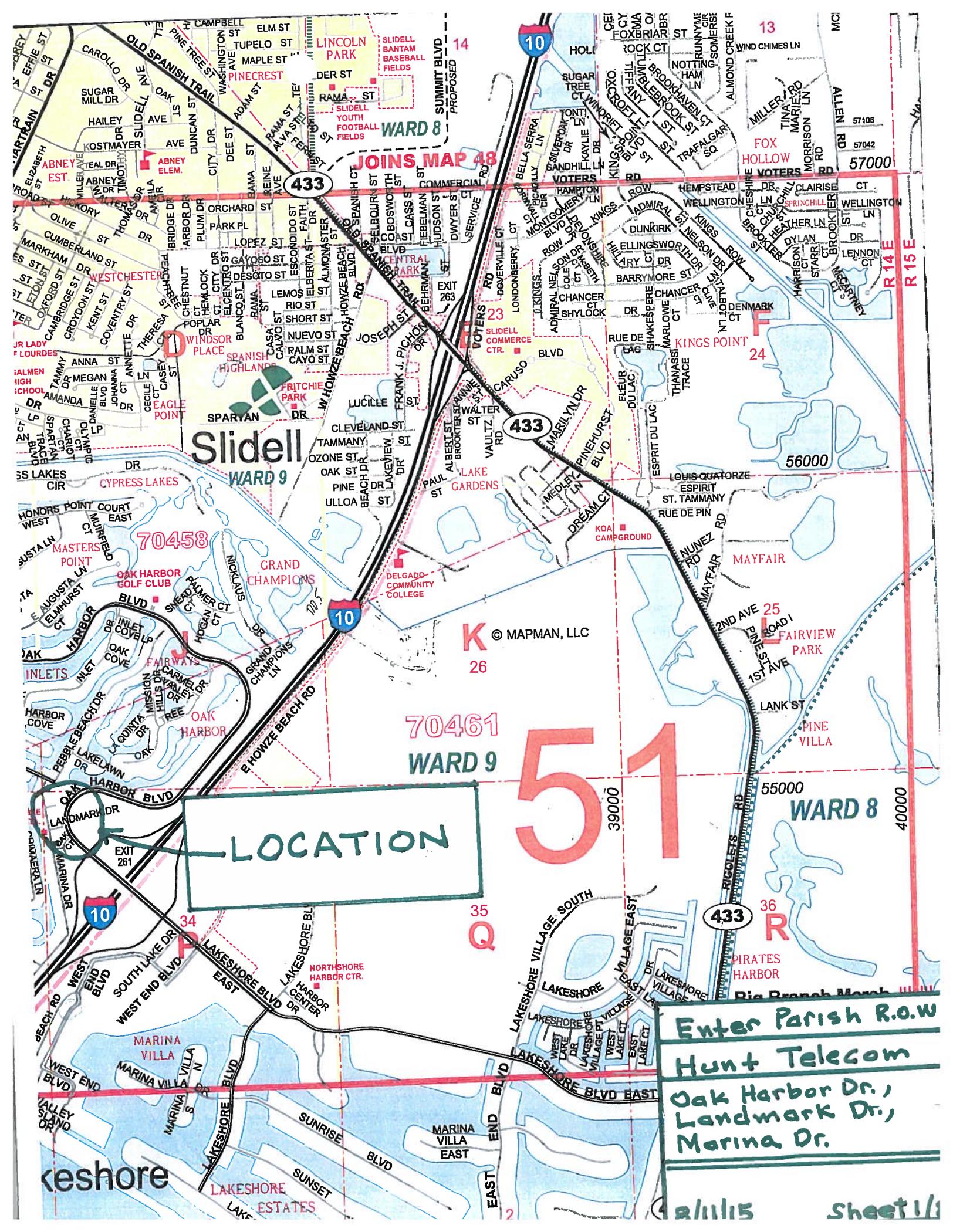
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2015 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

\_\_\_\_\_  
RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION



Slidell

WARD 9

JOINS MAP 48

WARD 8

70461  
WARD 9

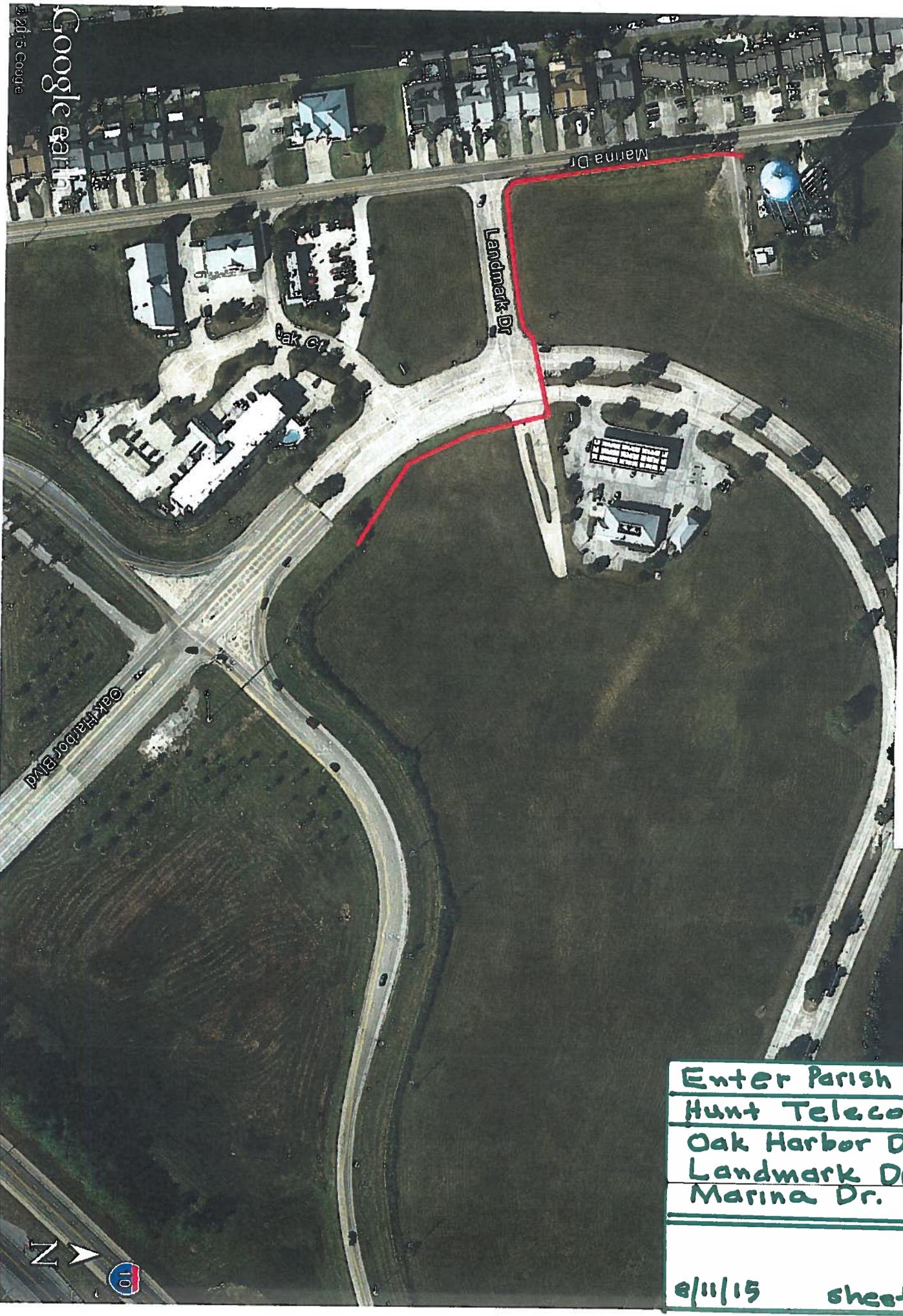
51

WARD 8

LOCATION

Enter Parish R.O.W  
Hunt + Telecom  
Oak Harbor Dr.,  
Landmark Dr.,  
Marina Dr.

© MAPMAN, LLC



**Oak Harbor Blvd - Landmark Dr - Marina Dr ROW needed**  
 RED line from I-10 ROW on Oak Harbor Blvd to Landmark Dr to Marina Dr to water tower

Enter Parish R.O.W.
Hunt Telecom
Oak Harbor Dr,
Landmark Dr,
Marina Dr.
8/11/15
Sheet 2/2



Draft Date 8/11/15

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 15-\_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING HUNT TELECOM TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING HUNT TELECOM; 110 COLEMAN AVE., HAMMOND, LA 70403; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF OCHSNER BLVD. FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES. WARD 1 DISTRICT 1**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$47,600 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

RESOLUTION P.C. NO. 15-\_\_\_\_\_  
PAGE NO. 2 OF 2

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

10. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

11. 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 \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2015 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

\_\_\_\_\_  
RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

70433  
JOINS MAP 19

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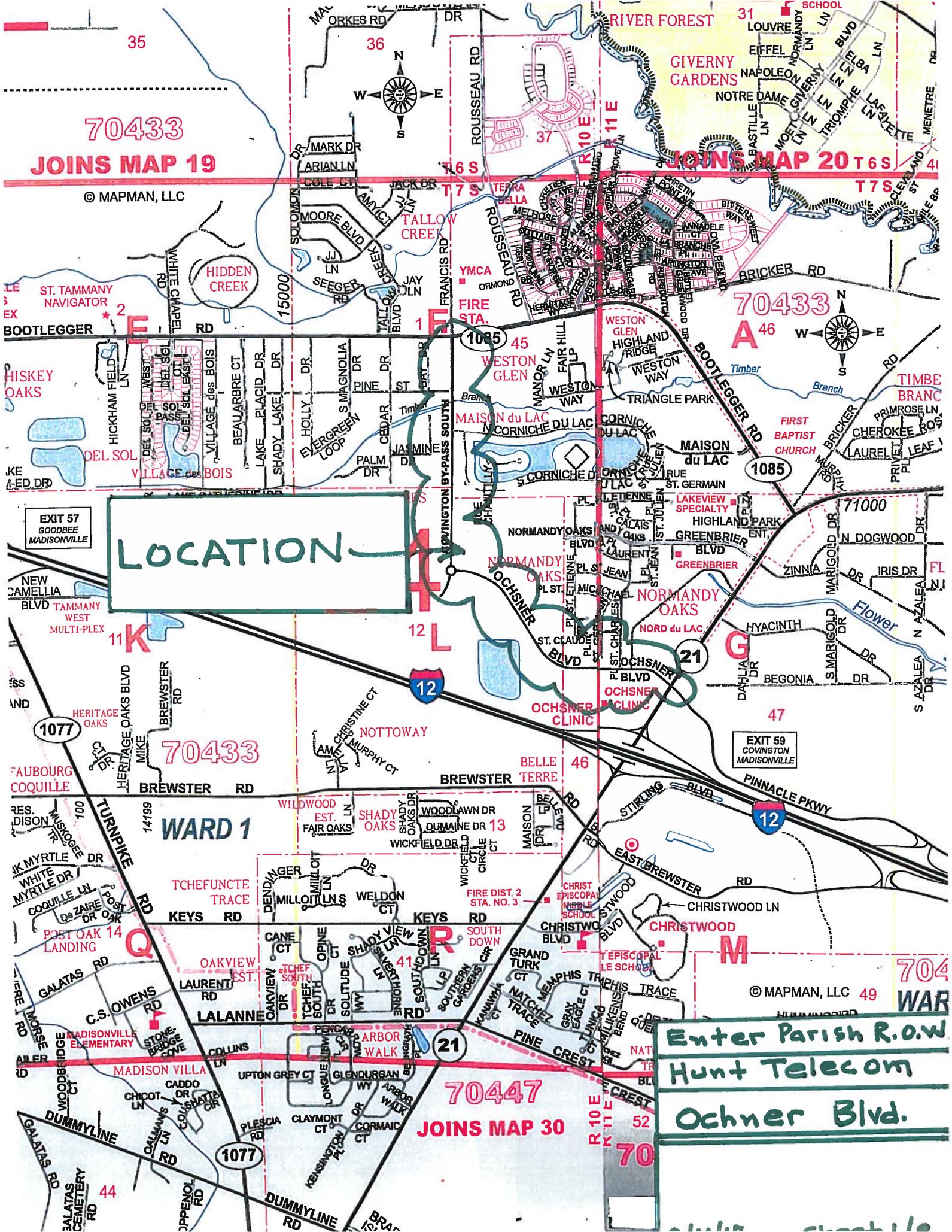
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LOCATION

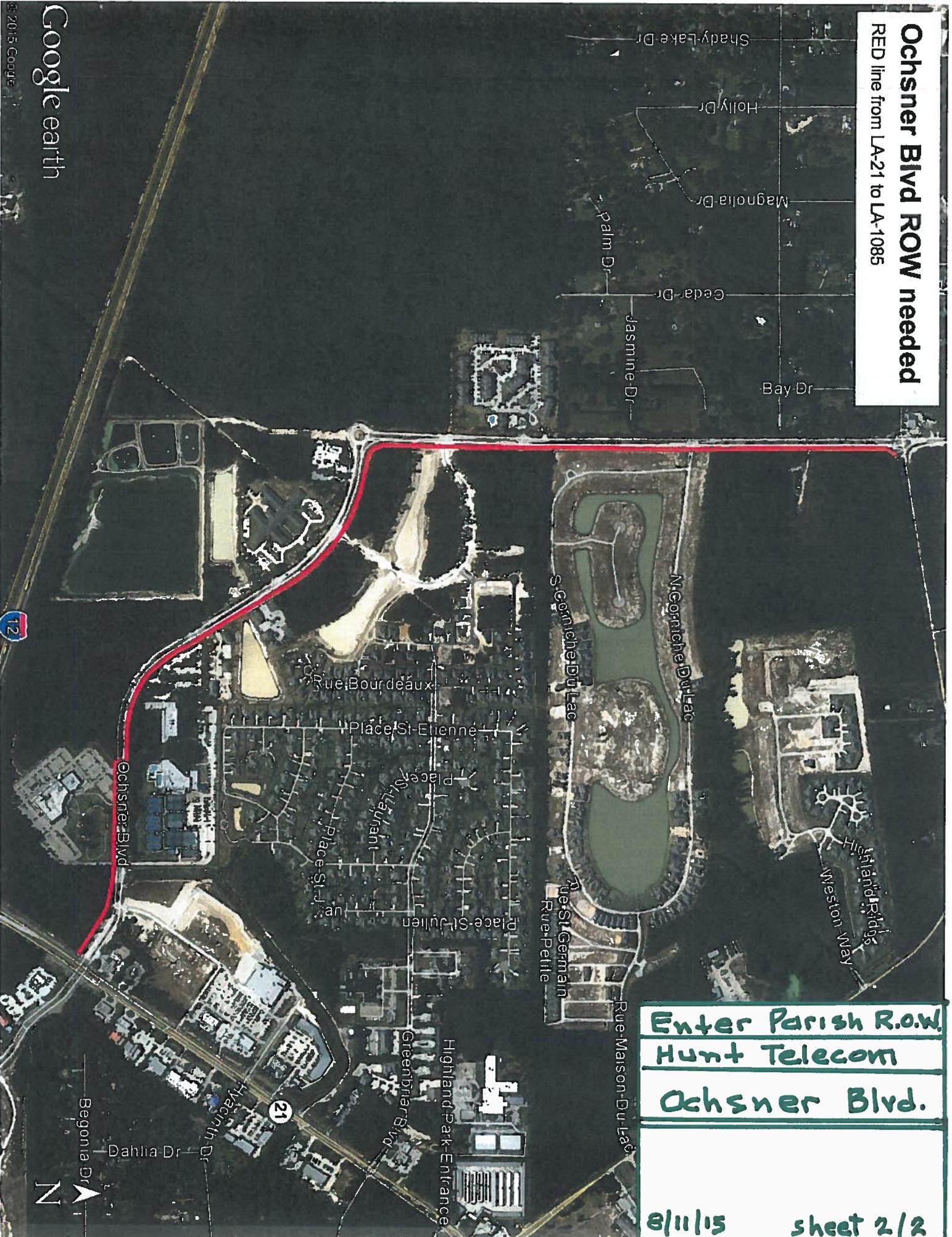
WARD 1

70447  
JOINS MAP 30

Enter Parish R.o.w  
Hunt Telecom  
Ochner Blvd.



**Ochsner Blvd ROW needed**  
RED line from LA-21 to LA-1085



Enter Parish R.O.W.  
Hunt Telecom  
Ochsner Blvd.

8/11/15 sheet 2/2

Google earth

© 2015 Google



Draft Date 8/11/15

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 15-\_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING MANDEVILLE RELO DG,  
LLC TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING MANDEVILLE RELO DG,  
LLC., 129 RUE CHARTRES, NEW ORLEANS, LA 70130;  
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,  
SPECIFICALLY THE PORTION OF HENRIETTA ST. R.O.W.  
LOCATED WITHIN TOWN OF MANDEVILLE S/D  
(OUTSIDE THE INCORPORATED AREA), FOR THE  
PURPOSE OF LAYING AND CONNECTING WATER LINES  
AND SEWER LINE.  
WARD 4 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 Letter of Credit in the amount of \$2,000 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

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

10. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

11. 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:

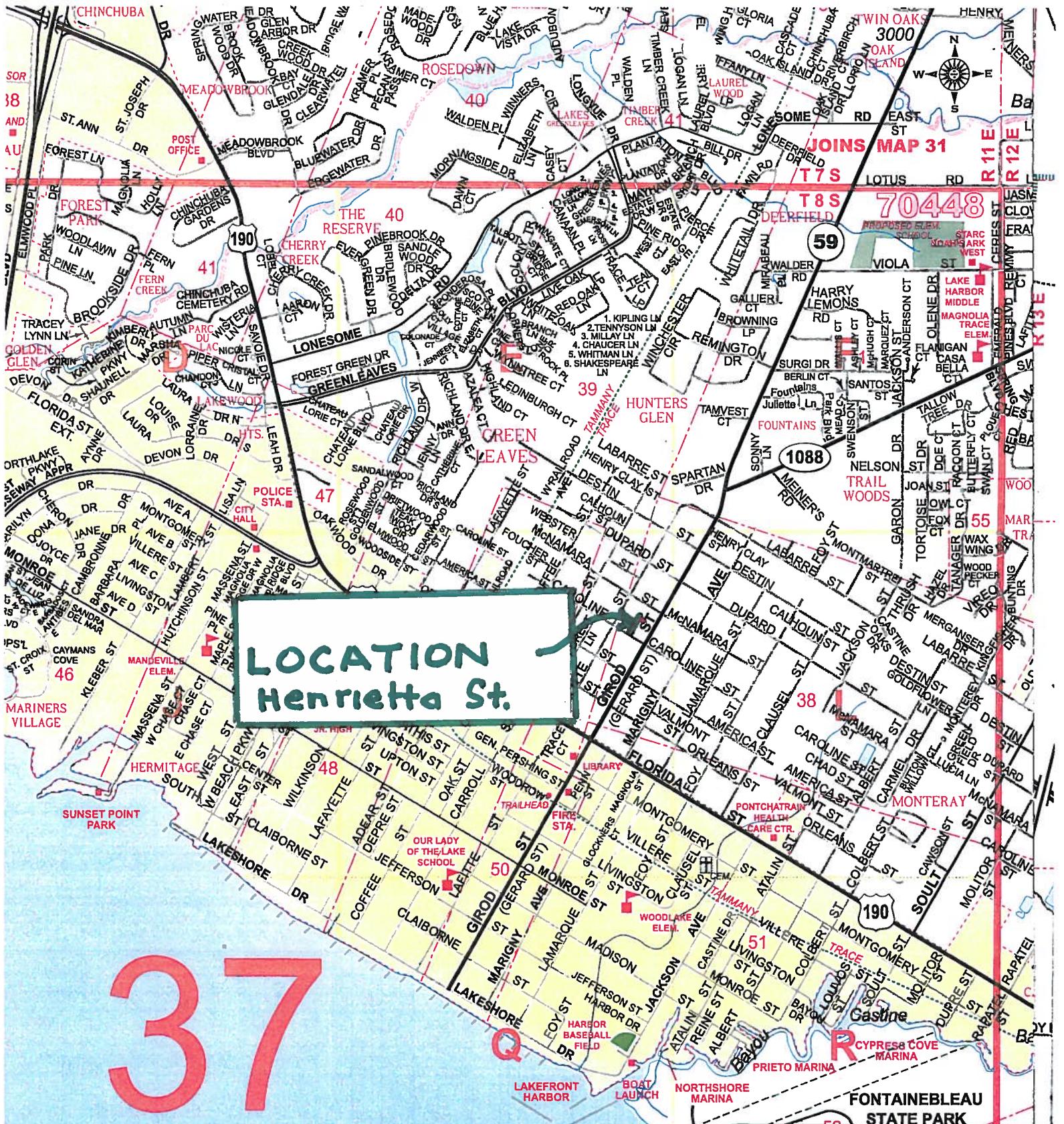
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_<sup>TH</sup> DAY OF \_\_\_\_\_, 2015 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

\_\_\_\_\_  
RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION



37

Lake Pontchartrain

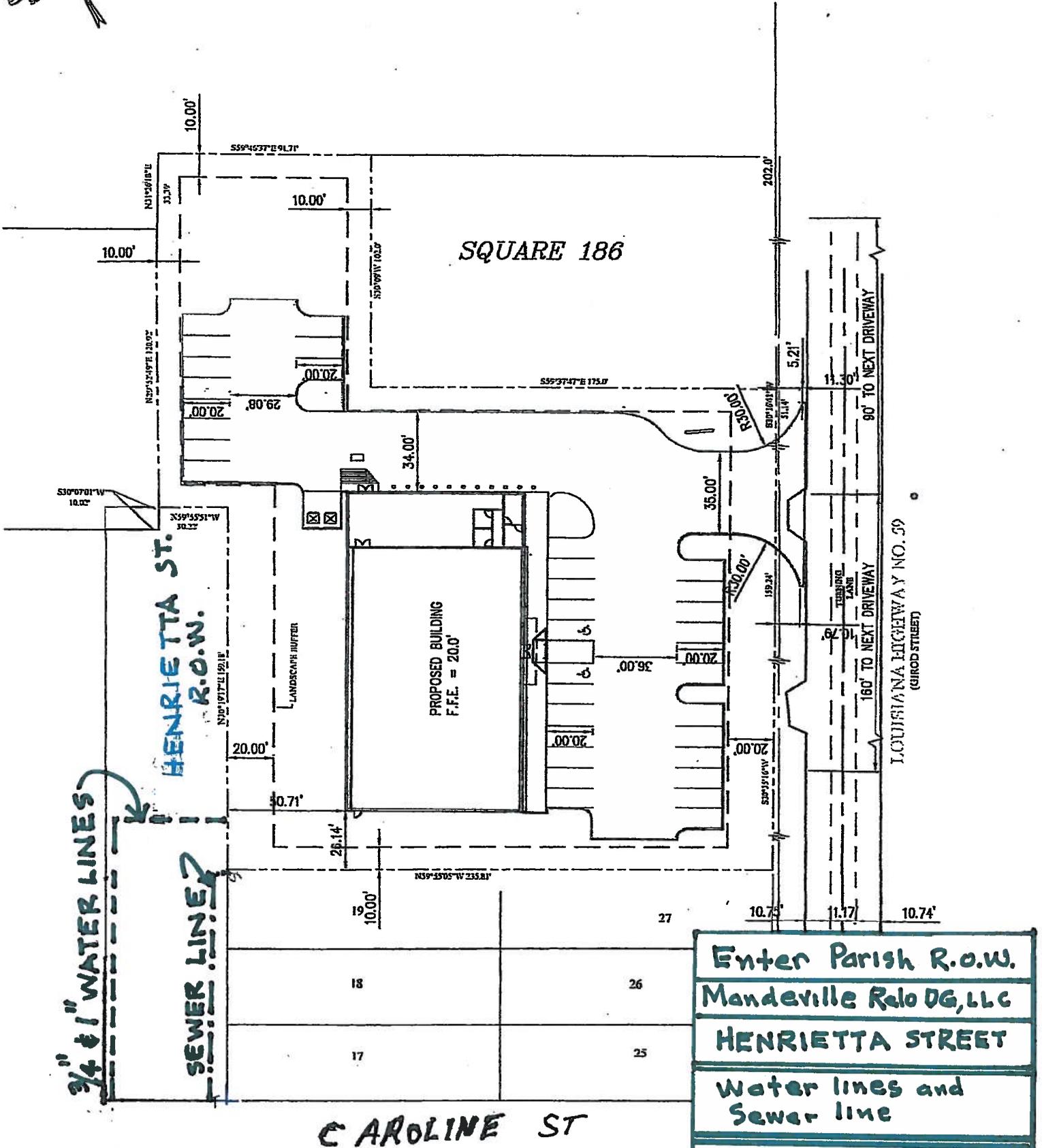
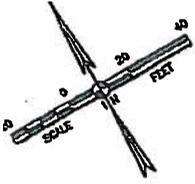
© MAPMAN, LLC

END MAP

Enter Parish R.O.W.  
Mandeville Relo DG, LLC  
HENRIETTA STREET  
Water lines and  
Sewer line

8/11/15 sheet 1/2

# MCNAMARA ST



Enter Parish R.o.w.  
 Mandeville Rolo DG, LLC  
**HENRIETTA STREET**  
 Water lines and  
 Sewer line

8/11/15

Sheet 2/2

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 4, 2015)*

CASE NO.: MS15-07-030

OWNER/DEVELOPER: Rotolo Consultants, Inc.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 27                                      WARD: 9  
TOWNSHIP: 8 South                            PARISH COUNCIL DISTRICT: 14  
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 Browns Villager Road, west of U.S. Highway 11, and north of Slidell, Louisiana.

SURROUNDING LAND USES:                North - industrial  
  South - industrial & residential  
  East - industrial  
  West - industrial

TOTAL ACRES IN DEVELOPMENT:           6.35 (Lot 1-R1)  
NUMBER OF LOTS/PARCELS:               3           TYPICAL LOT SIZE: Varies

ZONING: I-1 Industrial

REASONS FOR PUBLIC HEARING:       Resubdividing a parcel further within an existing minor subdivision

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two additional parcels within an existing minor subdivision relative to lot 1-R1. Additionally, since the minor subdivision post division will have a total of five (5) lots, the internal private drive will have to be constructed to a parish standard pursuant to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

The owner is complying with parish code requirements ;therefore, the staff has no objections to the proposed minor subdivision amendment, subject to the private being constructed and approved by the Department of Engineering prior the survey plat being recorded for public record.

**Department of Engineering**

None

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTE: ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO CONTACT THE TITLE FACULTY LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THE PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE IN ACCORDANCE WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

THIS POINT DESCRIBED AS BEING EAST - 2665.00'; THENCE N 00°13' 16" W - 30.00'; THENCE EAST - 1955.01' FROM THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 & 34, T-8-S, R-14-E, G.L.D., ST. TAMMANY PARISH, LA.

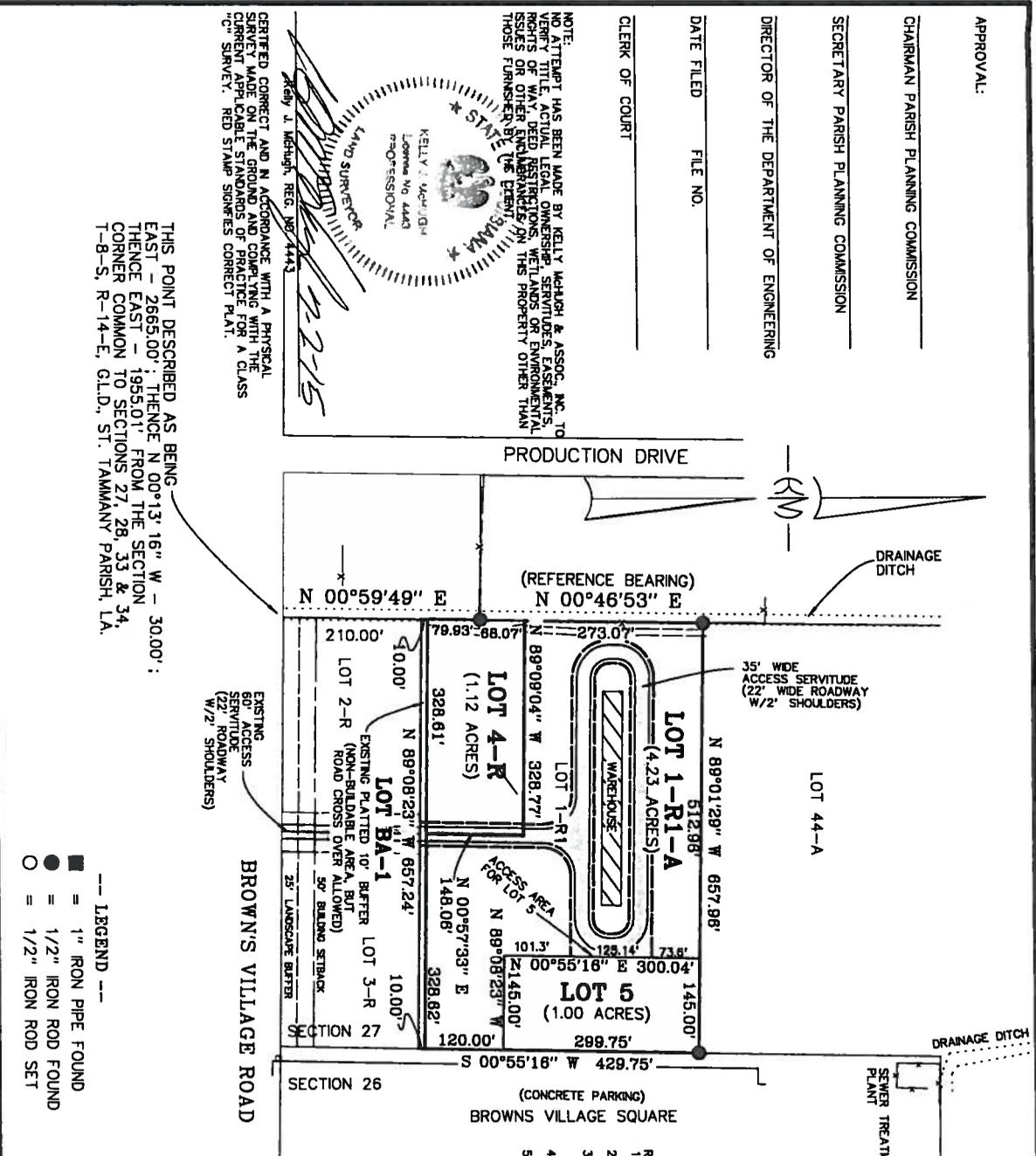
- LEGEND ---
- = 1" IRON PIPE FOUND
  - = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET

BOUNDARY SURVEY OF:  
 LOT 1-R1, OF AN EXISTING MINOR SUBD.,  
 INTO LOTS 1-R1-A, 4-R, BA-1, & 5,  
 IN SECTION 27, T-8-S, R-14-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LA.

PREPARED FOR:  
**ROTOLO CONSULTANTS, INC.**

KELLY J. McHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 200'  
 DRAWN: DRJ  
 DATE: 02-23-15  
 JOB NO.: 07-226  
 REVISED: 03-20-15



NOTE: OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING SETBACKS BEFORE CONSTRUCTION BEGINS.

NOTE: NO SETBACKS ARE SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD ZONES A1 & C; BASE FLOOD ELEV. 19.0'; F.I.R.M. PANEL NO. 225205 0410 D; REV. APRIL 22, 1999

- REFERENCES:
1. DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, GDB 320, FOLD 093 POMEAL & ASSOC., INC., DATED 09-09-1996.
  2. SURVEY NO. 98663, FROM WHICH THE POINT OF BEGINNING WAS TAKEN.
  3. PLAT OF JOHANNY F. SMITH MEMORIAL BUSINESS PARK, BY THIS FIRM, FILED 06-13-2006, MAP FILE NO. 4230, FROM WHICH THE BASIS OF BEARING WAS TAKEN.
  4. PLAT OF A MINOR SUBDIVISION BY THIS FIRM FILED FOR RECORD 7-25-2013, MAP FILE NO. 5196A.
  5. PLAT OF AN AMENDMENTATIVE SUBDIVISION BY THIS FIRM FILED FOR RECORD 10-24-2014, MAP FILE NO. 53078.

AMENDMENT TO AN EXISTING MINOR RESUBDIVISION



Additionally, a waiver of the regulations is required in order to approve this minor subdivision request relative to the lot size issue. Therefore, 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

RESERVED FOR FUTURE R.O.W. DEDICATION

LA. STATE HWY NO. 59

LOOP DRIVE

APPROVED:

CHAIRMAN, PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

PARCEL A-1-A  
N88°26'31"E 419.95'

SECTION 19, TOWNSHIP 7 SOUTH - RANGE 12 EAST  
ST. TAMMANY PARISH, LOUISIANA  
LOTS 1A1 AND 1A2 INTO

A MINOR SUBDIVISION OF

LOTS 1A & 3A \* LITTLE CREEK,

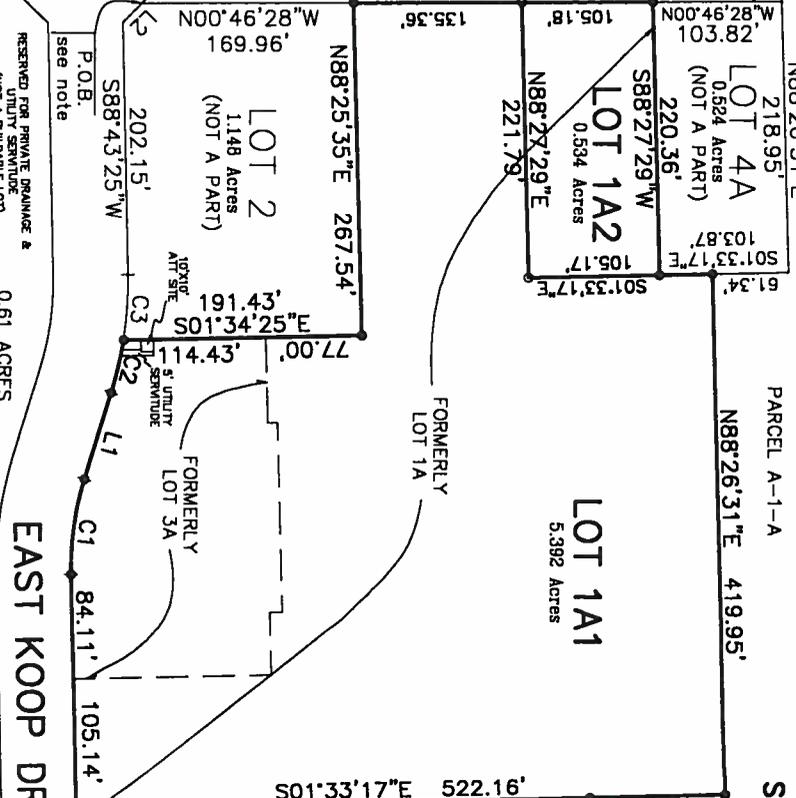
LOT 1A1  
5.392 Acres

LOT 1A2  
0.534 Acres

LOT 4A  
0.524 Acres (NOT A PART)

PARCEL A-1-A (NOT A PART)

NOTE:  
ATTENTION TO CLERK OF COURT:  
Lots 1A and 3A represent a portion of a previously approved Minor Subdivision (MS14-03-016) by St. Tammany Parish Government, recorded under Map File No. 52558 and filed for record on April 23, 2014. The Parish of St. Tammany requests that the Clerk of Court make mention of same within the margin of the original recorded filing, to serve as occasion may require.



EAST KOOP DRIVE R/W  
S88°43'19\"W 1.33 ACRES

CHURCH OF THE KING

LAFARGE CONCRETE

NOTE:  
P.O.B. IS REPORTED TO BE N01°2'E, 667.45' (717.42'-TITLE); N89°30'E, 60.36'; N03°08'00\"E, 136.51' FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.38	240.50	18°26'03"	N87°03'59\"W	77.04
C2	43.54	299.50	8°19'49"	N77°00'32\"W	43.21
C3	52.81	299.50	10°06'09"	N86°13'31\"W	52.81

LINE TABLE

LINE	BEARING	DISTANCE
L1	N72°50'37\"W	72.45'
L2	N46°03'11\"W	21.78'

REG. NO. 6  
REGISTERED PROFESSIONAL SURVEYOR  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

Professional Land Surveyors  
Planners • Consultants  
228 W. Causeway App. Mandeville, LA 70448  
(985) 824-5388 FAX (985) 824-5309

Date: JUNE 18, 2015  
Survey No.:  
Project No.:  
Scale: 1\"=100'  
Drawn By: RLB  
Reviewed:

● DENOTES 1/2" IRON PIPE END  
○ DENOTES 1/2" IRON PIPE TO BE SET  
○ UNLESS OTHERWISE NOTED

RE-1: Administration Survey by Randall W. Brown  
Date: 12/20/11, Rechecked: 4/23/12  
RE-2: Reval. by Randall W. Brown  
Date: 4/23/2014  
File No.: 02009

SUBJECT TO ACCORDANCE WITH THE LOUISIANA  
MINIMUM STANDARDS FOR PROPERTY SURVEYS  
FOR A CLASS C SURVEY.

**REVOCAATION/CLOSINGS**

**REVIEW**

## REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV15-07-001

NAME OF STREET OR ROAD: South Azalea Drive

NAME OF SUBDIVISION: Flower Estates

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located at the far southern end of Azalea Drive, west of Covington, Louisiana.

SURROUNDING ZONING: Single Family Residential

PETITIONER/REPRESENTATIVE: Viola Living Trust & Terry & Gary O'Brien

### **STAFF COMMENTARY:**

The applicants seek to purchase the right-of-way at the far southern end of Flower Estates subdivision.

### **Recommendation:**

The staff has no objections to the proposed revocation request subject to the following items:

- 1.) Meet the three (3) stipulations provided by the Department of Public Works (see memo attached depicting said stipulations).
- 2.) The right-of-way being assimilated into the adjacent properties through the parish's minor resubdivision process; and
- 3.) Notarized letters of no objection are needed from Atmos Energy and Charter cable.

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**INTER OFFICE**

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*Pat Brister*  
*Parish President*

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**MEMORANDUM**

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**ST. TAMMANY PARISH GOVERNMENT  
DEPARTMENT OF PUBLIC WORKS**

DATE: August 4, 2015  
TO: Ron Keller  
FROM: Shannon Davis  
RE: REVOCATION REQUESTS 15-07-002

Please find the following revised stipulations to be completed for Public Works approval of this Revocation.

1. All drainage must be approved by the drainage Engineer.
2. Additional payments for 170 foot asphalt road minus 50% depreciation equals \$6,375.00 paid to St. Tammany Parish Department of Finance.
3. A 20 foot access easement with hold harmless to unopen right of way and lateral ditch.

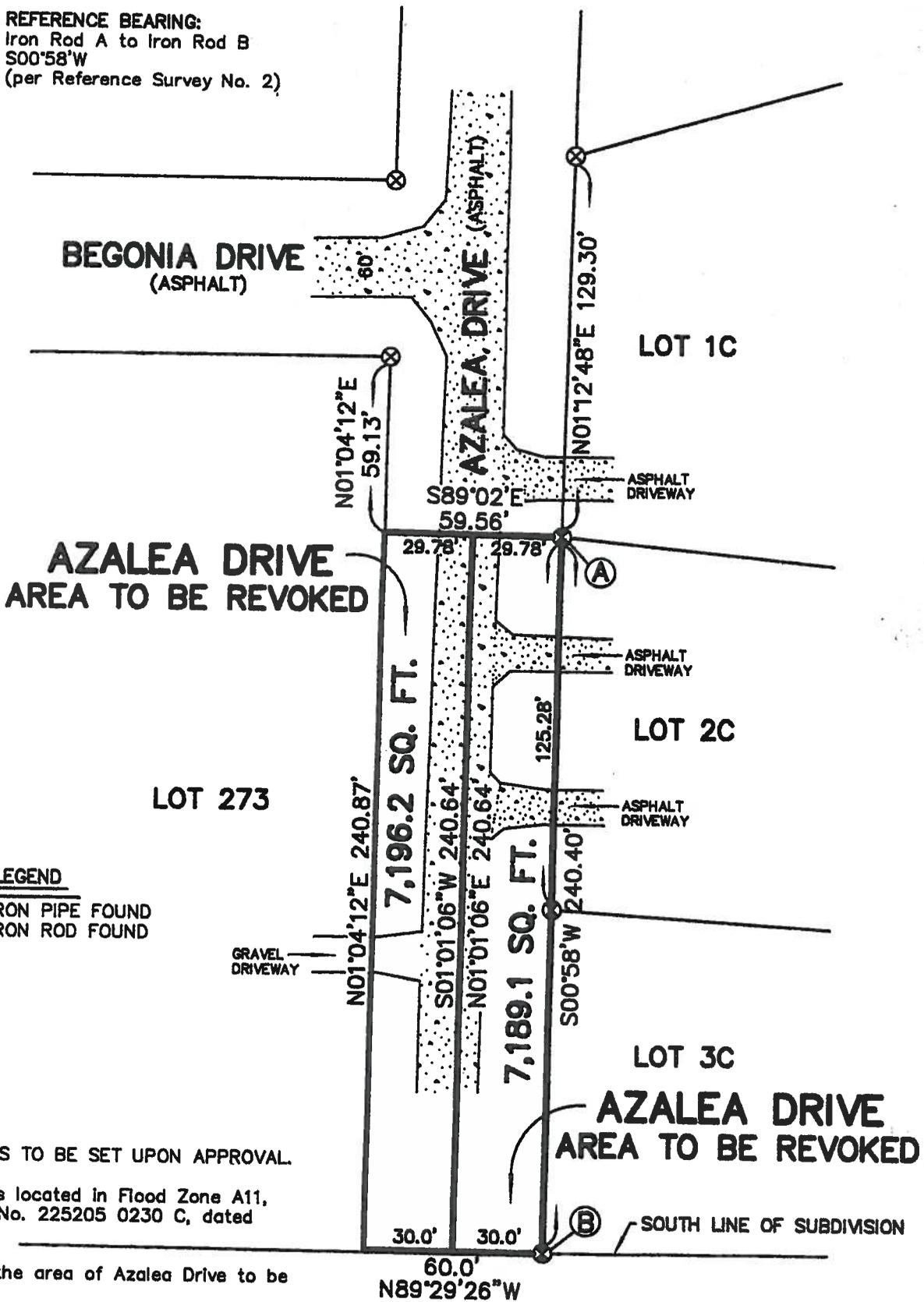
If you have any questions, please call Joey or Shannon at 898-2557.

A handwritten signature in cursive script that reads "Shannon Davis".

Shannon Davis  
Director of Public Works



REFERENCE BEARING:  
 Iron Rod A to Iron Rod B  
 S00°58'W  
 (per Reference Survey No. 2)



**LEGEND**

- ⊗ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND

**NOTES:**

1. 1/2" IRON RODS TO BE SET UPON APPROVAL.
2. This property is located in Flood Zone A11, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
3. No utilities in the area of Azalea Drive to be revoked.
4. Azalea Drive is also known as South Azalea Drive.

**REFERENCE SURVEY:**

1. Plat of Flower Estates by Robert A. Berlin, Surveyor, filed St. Tammany Parish Clerk of Court Map File No. 19C.
2. Survey for Flowers Inc. by Ned R. Wilson, Surveyor, dated September 11, 1991, filed St. Tammany Parish Clerk of Court Map File No. 1083B.

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

FINAL  
SUBDIVISION  
REVIEW



**G.E.C., Inc.**  
3445 N. Causeway Blvd., Ste. 401  
Metairie, Louisiana 70002  
(504) 838-6009 Fax (504) 218-7229  
Robert E. Boagni, P.E., President



July 29, 2015

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

RE: Wadsworth  
Job No: 101-000

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 indefinitely the discussion of Final Approval of this project by the St. Tammany Parish Planning Commission.

This extension is requested to have additional 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,

Alejandro Flores  
Senior Project Manager

Cc: Mr. Charles E. Williams, P.E.  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Greg Gordon  
Mr. Patrick Fitzmorris  
Mr. Warren Treme

Celebrating 29<sup>th</sup> Anniversary

Engineering · Economics · Energy · Environmental · GIS · Planning · Transportation · Surveying

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 04, 2015)*

CASE NO.: SD02-07-019F

SUBDIVISION NAME: WADSWORTH

OWNER: The Azby Fund and Wadsworth Estates, LLC

ENGINEER/SURVEYOR: GEC, Inc.

SECTION 33  
TOWNSHIP 7 South  
RANGE 12 East

WARD: 4  
PARISH COUNCIL DISTRICT: 5

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: 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 that this subdivision be postponed indefinitely.

*Department of Engineering*

*Department of Development - Planning*

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 4, 2015)*

CASE NO.: SD05-08-021F1A7

SUBDIVISION NAME: Terra Bella, Phase 1A-7

DEVELOPER: Terra Bella Group, LLC

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTION	31	Sec 46	WARD:	1
TOWNSHIP	6S	T7S	PARISH COUNCIL DISTRICT:	1
RANGE	11E	R11E		

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: 6.717 Ac.

NUMBER OF LOTS: 27                      AVERAGE LOT SIZE:              Varies

SEWER AND WATER SYSTEM:          Central

ZONING:              PUD

FLOOD ZONE DESIGNATION:          "B"

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on July 24, 2015. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed and the asphalt curb/gutter is constructed.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Need asphalt test results.
  - b. Temporary signage is in place. Permanent signage is required before Warranty Obligation can be released.
  - c. Provide Tammany Utilities with a complete set of the water and sewer as-built plans.
  - d. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

- e.. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
- 3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2040 linear feet x \$15.00 per linear foot = \$24,500 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 development fees are required at this time since the developer has entered into a voluntary developmental agreement and has paid all current fees.

**Department of Planning**

None

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 4, 2015)*

CASE NO.: SD04-02-007F4

SUBDIVISION NAME: Natchez Trace, Phase 4

DEVELOPER: Lonesome Development, LLC  
1125 Causeway Blvd.  
Mandeville, LA 70471

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc./Randall W. Brown & Assoc., Inc.

SECTION	41	Sec 52	WARD:	1
TOWNSHIP	7S	T7S	PARISH COUNCIL DISTRICT:	1
RANGE	10E	R11E		

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: 6.78 Ac.

NUMBER OF SITES: 23                      AVERAGE SITE SIZE: 4,000 Sq. Ft.

SEWER SYSTEM: Central (on site)

WATER SYSTEM: Central (off site)

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on July 30, 2015. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed and curb/gutter is constructed.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Need base test results.
  - b. Need traffic signs.

- c. Provide Tammany Utilities with a complete set of the water and sewer as-built plans.
  - d. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
  - e. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 962 linear feet x \$15.00 per linear foot = \$14,400 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 development fees are required since a public hearing was held prior to January 1, 2005.

**Department of Planning**

None

**PROPOSED AMENDMENTS  
TO SUBDIVISION ORDINANCE  
NUMBER 499**

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_ DAY OF \_\_\_\_\_, 2015.

ORDINANCE TO AMEND THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX "B", CHAPTER 40 SUBDIVISION REGULATORY ORDINANCE NO. 499 (SUPPLEMENTAL SECTION): "STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS" TO INCORPORATE UPDATED STANDARDS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) ROADSIDE DESIGN GUIDE.

WHEREAS, the St. Tammany Parish Government strives to establish development standards that comply with all applicable laws, standards and best practices to ensure the safety and functionality of infrastructure in St. Tammany Parish;

WHEREAS, the Manual of Uniform Traffic Control Devices ("MUTCD") outlines specific guidelines/standards related to street signage that are intended to improve visibility for all drivers, including emergency response vehicles;

WHEREAS, the Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide addresses safety standards of street sign mounting poles;

WHEREAS, St. Tammany Parish Government wishes to update its street sign ordinance to institute these standards on all public and private roadways in unincorporated St. Tammany Parish;

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends the St. Tammany Parish Code of Ordinances, Appendix "B," Chapter 40 Subdivision Regulatory Ordinances No. 499 to state the following:

WHEREAS, the St. Tammany Parish Government strives to establish development standards that comply with all applicable laws, regulations and best practices to ensure the safety and functionality of infrastructure in St. Tammany Parish;

WHEREAS, the Manual of Uniform Traffic Control Devices ("MUTCD") outlines specific guidelines/standards related to street signage that are intended to improve visibility for all drivers, including emergency response vehicles;

WHEREAS, the Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide addresses safety standards of street sign mounting poles;

WHEREAS, St. Tammany Parish Government wishes to update its street sign ordinance to apply these standards to all public and private roadways in unincorporated St. Tammany Parish;

**STREET NAME AND TRAFFIC CONTROL SIGNS**

All owners of property who wish to develop new subdivisions within St. Tammany Parish shall install street name signs, stop signs, and any other regulatory signage deemed necessary by, St.

Tammany Parish Government (the "Parish"), in accordance with the following specifications. All standards and guidelines shall be consistent with the most current version of the Manual of Uniform Traffic Control Devices (MUTCD), Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide, and Louisiana Law.

**(A.) Stop Signs (R1-1)**

Stop signs shall be an octagon with a white message and border on a red background. The standard size of the sign shall be thirty (30") inches by thirty (30") inches. Where greater emphasis or visibility is required, a larger size sign may be required.

At intersections where all approaches are controlled by stop signs, an "ALL WAY" supplemental plaque shall be mounted below each stop sign. The "ALL WAY" plaque shall have a white legend and border on a red background and shall have a standard size of eighteen (18") inches by six (6") inches. The message shall state "ALL WAY." Supplemental plaques with legends such as 2-WAY, 3-WAY, 4-WAY or other numbers of ways shall not be used with stop signs.

Specifications for Stop Signs:

Size: standard – 30" x 30"

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(B.) Street Name Signs (D3-1)**

Street Name signs should be erected in urban areas at all street intersections regardless of other route markings that may be present. In business or commercial areas and on principle arteries, Street Name signs should be placed at least on diagonally opposite corners. In residential areas, at least one Street Name sign should be installed at each intersection. Signs naming both streets should be installed at each intersection. They should be mounted with their faces parallel to the streets they name.

Street Name signs may also be placed above a regulatory or Stop or Yield sign with no vertical separation.

The legend and background of the signs shall be contrasting colors. For roads that will be dedicated to and maintained by the Parish, and whose signs will be maintained by the Parish, the sign shall have white lettering (legend) on a blue background. For Street Name signs that will be privately maintained by the developer or homeowners' association after final subdivision approval, the legend and background shall be contrasting colors, but may have an alternative background color. The only acceptable alternative background colors for Street Name signs shall be green, brown, or white. Regardless of whether green, blue, or brown is used as the background color for Street Name signs, the legend (and border, if used) shall be white. For Street Name signs that use a white background, the legend (and border, if used) shall be black.

Specifications for Street Name Signs:

Size: 6" in height by (24", 30" or 36") inches in width, as necessary, with 3/4" radius corner.

Material: Aluminum, .080 inch thickness

The sign shall be type III- high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

Lettering: (standard alphabet) – at least four (4") inches high, with a combination of lower-case letters with initial upper-case letters

(prefix or suffix abbreviations e.g. "Rd., St., Ct.") – at least two (2") inches

(block numbering) - two (2") inch copy on top of suffix, when applicable

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(C.) Yield Signs (R1-2)**

The yield sign shall be a downward pointing equilateral triangle having a red border band and a white interior and the word yield in red inside the border band. The border band must be five (5") inches for the thirty-six (36") inch sign and six (6") inches for the forty-eight (48") inch sign.

Yield signs may be used on a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a stop sign is not necessary at all times, and where the safe approach speed on the minor road exceeds ten (10) mile per hour.

Yield signs shall be located in the same manner as a stop sign.

Specifications for Yield Signs:

Size: standard - 36" x 36" x 36" (size to be increased by 12" inch increments only); minimum 30" x 30" x 30"

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(D.) Speed Limit Signs (R2-1)**

The speed limit sign shall display the limit established by law or by regulation. The speed limits shown shall be in multiples of five (5) miles per hour.

Specifications for Speed Limit Signs:

Size: standard – 24" x 30"; minimum 18" x 24"

Material: Aluminum - .080 inch thickness

The sign shall be Type III-high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(E.) No U-Turn Signs (R3-4)**

The “No U-Turn sign” is intended for use at or between intersections to indicate where U-turns are prohibited.

Specifications for No U-Turn Signs:

Size: standard - 24" x 24"

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(F.) Do Not Enter Signs (R5-1):**

To prohibit traffic from entering a restricted road section, “Do Not Enter” signs should be conspicuously placed in the most appropriate position at the end of a “One Way Roadway” or “Ramp”. The signs shall be a thirty (30”) inch white square on which is inscribed a twenty-nine (29”) inch diameter red circle with a white band five (5”) inches in width placed horizontally across the center of the circle.

Specifications for Do Not Enter Signs:

Size: standard - 30” x 30”

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(G.) Wrong Way Signs (R5-1a):**

Wrong way signs maybe used as a supplement to the “Do Not Enter” sign.

Specifications for Wrong Way Signs:

Size: standard - 36" x 24"; minimum 30" x 18"

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(H.) One Way Signs (R6-1 & R6-2):**

One way signs shall be used when required to indicate streets or roadways upon which vehicular traffic is allowed to travel in a one way direction.

Specifications for One Way Signs:

Size:

- (a.) (R6-1) A white arrow right or left, on a black horizontal rectangle of a standard, with a minimum size of thirty-six (36") inches by twelve (12") inches with the

words “ONE WAY ONLY” centered within the arrow; or

- (b.) (R6-2) Standard size 24” x 30”; minimum size of 18” x 24” with black lettering and a black right or left arrow on a white background.

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(I.) No Outlet Signs (W14-2):**

“NO OUTLET” signs are intended for use to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac. The color must be a black legend and border on a yellow background. For subdivisions, the No Outlet Sign is to be placed at the entrance to the subdivision only.

Specifications for No Outlet Signs:

Size: standard 30” x 30”; minimum 24” x 24”

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(J.) End of Roadway Markers (OM4-1, OM3-L, OM3-R):**

End Of Roadway markers in conjunction with type III Object Markers are used to warn and alert road users of the end of a roadway in other than temporary traffic control zones. Type III Object Markers used on the right side of the end of road shall be “right markers” (OM3-R). Type III Object Markers used on the left side of the end of road shall be “left markers” (OM3-L). Where conditions warrant, more than one marker, or a larger marker with or without a Type III barricade may be used at the end of the roadway. Where barricades are required, they shall be built according to specifications set forth by the Department Engineering.

Specifications for End of Roadway Markers (OM4-1):

Size: 18” x 18”

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

Specifications for Type III Object Markers (OM3-L and OM3-R)

Size: 12” x 36”

Material: Aluminum - .080 inch thickness

The sign shall be type III – high intensity retroreflective in accordance with the MUTCD guidelines. The legend and border shall be in accordance with the MUTCD.

All mounting poles shall follow standards as specified below under section (K). No wood mounting poles or wood borders are allowed.

**(K.) Mounting Poles:**

Standards:

- (a) U-Channel Standard: Hot rolled from high tensile steel galvanized with pre-punched holes three-eighths (3/8") of an inch on one (1") inch centers. Height and placement location requirements shall be in accordance with the most current MUTCD guidelines.

**(L) Specialty Street Name Signs, Traffic Control Signs and Mounting Poles**

1. New residential subdivisions seeking Preliminary Subdivision Approval after November 1, 2015

- (a) The owner, developer, and/or contractor of a new residential subdivision, who upon completion of the development intends to dedicate the roads to the Parish for eventual acceptance into the Parish Road Maintenance System, shall be responsible for the installation of a uniform Street Name and Traffic Control signage plan, including the associated mounting poles. A signage plan must be produced as part of the preliminary and final subdivision plans and must be approved by the Department of Engineering. The signage plan shall include the GPS location of each Street Name and Traffic Control sign in the subdivision. The developer's engineer must certify that the Street Name signs, Traffic Control signs, and associated mounting poles comply with the most current MUTCD guidelines, as well as Sections (A) through (K) listed above, before being accepted into the Parish Road Maintenance System.
- (b) For residential subdivisions whose roads will be dedicated to the Parish for eventual acceptance into the Parish Road Maintenance System upon completion of the subdivision, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer or homeowners' association, specialty mounting poles are permitted as long as they meet the crashworthiness or breakaway requirements set forth in the most current American Association of State Highway and Transportation Officials' (AASHTO) Roadside Design Guide as certified by the developer's engineer. A specialty mounting pole is defined as any Street Name sign or Traffic Control sign mounting pole other than the U-channel Standard pole described in Section (K) above. Specialty mounting poles made partially or totally of wood are prohibited.

The developer, as part of the final subdivision approval, shall certify that all specialty mounting poles and their attendant Street Name or Traffic Control signs shall be installed and maintained in perpetuity at the developer's or homeowners' association's expense. Notwithstanding this certification, the Parish maintains the right to replace any and all damaged or missing Street Name signs, Traffic Control signs, and/or specialty mounting poles with standard Parish signs described in Sections (A) through (K) above if the developer or homeowners' association fails to repair or replace said Street Name sign, Traffic Control sign, and/or mounting pole within a reasonable time. Furthermore, the Parish reserves the right to replace any privately maintained Street Name sign, Traffic Control sign, and/or mounting pole which poses any unnecessary safety risk with standard Parish signs described in

Sections (A) through (K). Under no circumstances will the Parish be responsible for installing, maintaining, or repairing specialty mounting poles.

In addition, all other requirements set forth in the most current MUTCD must be met per federal law; specifically, the material specification for the blades of the signs must be Type III – high intensity retroreflective, and any framing of the blade cannot alter the sign shape, minimum size, or color, or in any way obscure the blade of the sign, including its border. Privately maintained Street Name signs must also conform to one of the color schemes listed in Section (B) above.

A uniform signage plan must be produced as part of the preliminary and final subdivision plans and must be approved by the Department of Engineering. The signage plan shall include the GPS location of each Street Name sign or Traffic Control sign in the subdivision. The developer's engineer shall certify that the Street Name signs and Traffic Control signs, as well as the associated mounting poles, comply with the most current version of the MUTCD, the AASHTO Roadside Design Guide, as well as Sections (A) through (K) listed above.

2. New residential subdivisions seeking Preliminary Subdivision Approval after November 1, 2015

The provisions of this ordinance shall not apply to residential subdivisions with privately maintained Street Name signs and Traffic Control signs which have received final subdivision approval prior to November 1, 2015. However, if the developer or homeowners' association of an existing subdivision plans to replace all Street Name signs, Traffic Control signs, and/or attendant mounting poles within the subdivision, a signage plan shall be submitted by a professional engineer, and shall comply with the provisions of Section (L)(1)(b) above.

3. New Traditional Neighborhood Developments (TNDs) and Planned Unit Developments (PUDs) seeking Preliminary Subdivision Approval on or after November 1, 2015

For new TNDs or PUDs whose roads will be dedicated to the Parish for eventual acceptance into the Parish Road Maintenance System upon completion of the TND or PUD, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer or homeowners' association, the developer's engineer shall submit a uniform signage plan described in Section (L)(1)(b) at the preliminary and final subdivision approval stages.

The developer's engineer shall certify that the Street Name signs and Traffic Control signs, as well as the associated mounting poles, comply with the most current version of the MUTCD, the AASHTO Roadside Design Guide, as well as Sections (A) through (K) listed above. Any variance from the provisions of this ordinance regarding sign size, mounting height or mounting placement must be approved by the Director of Engineering and will be granted only in the event that engineering judgment determines that a variance is warranted.

4. Existing Traditional Neighborhood Developments (TNDs) and Planned Unit Developments (PUDs) seeking Preliminary Subdivision Approval on or after November 1, 2015

The provisions of this ordinance shall not apply to TNDs and PUDs with privately maintained Street Name signs and Traffic Control signs which have received final subdivision approval prior to November 1, 2015. However, if the developer or



Hardware: ~~Smooth surface die case aluminum, maintenance free, with cadmium plated set screws.~~

(C.) ~~Yield Signs~~

~~The yield sign shall be a downward pointing equilateral triangle having a red border band and a white interior and the word yield in red inside the border band. The border band must be five (5") inches for the thirty-six (36") inch sign and six (6") inches for the forty-eight (48") sign.~~

~~Yield signs may be used on a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a stop sign is not necessary at all times, and where the safe approach speed on the minor road exceeds ten (10) mile per hour.~~

~~Yield signs shall be located in the same manner as a stop sign.~~

Specifications for Yield Signs:

~~Size: standard - 36" x 36" (size to be increased by 12" inch increments only)~~

~~Material: Steel - 16 gauge~~

~~Aluminum - .080 inch~~

~~Reflective sheeting on 16" gauge steel and high intensity reflective on .080 aluminum.~~

(D.) ~~Speed Limit Signs~~

~~The speed limit sign shall display the limit established by law or by regulation. The speed limits shown shall be in multiples of five (5) miles per hour.~~

Specifications for Speed Limit Signs:

~~Size: standard - 24" x 36" (increase in size by 12" increments only) Steel - 16 gauge (Reflective sheeting on 16" gauge steel)~~

Size of Subordinate Sign of Speed

~~Regulation: Night Speed Signs - 24" x 24"~~

~~Minimum Speed Signs - 24" x 30"~~

~~Minimum-Maximum Speed Sign - 24" x 48"  
Sign for Reduced Speed Ahead - 24" x 30"~~

~~Design specifications shall be the same as for speed limit signs.~~

(E.) ~~U-Turn Prohibitive Signs:~~

~~The "no turn" sign is intended for use at or between intersections to indicate where U-turns are prohibited.~~

Specifications for U-Turn Prohibitive Signs:

~~Size: standard - Upper Signs: 24" x 24" Lower Signs: 24" x 18"~~

~~Alternative Sign Standard - 24" x 30"  
Reflective sheeting required.~~

(F.) ~~Do Not Enter Signs:~~

~~To prohibit traffic from entering a restricted road section, "Do Not Enter" signs should be conspicuously placed in the most appropriate position at the end of a "One Way Roadway" or~~

~~“Ramp”. The signs shall be a thirty (30”) inch white square on which is inscribed a twenty-nine (29”) inch diameter red circle with a white band five (5”) inches in width placed horizontally across the center of the circle.~~

Specifications for Do Not Enter Signs:

~~Size: standard - 30” x 24” (larger in increments of 6”)~~

~~Steel - 16 gauge (reflective sheeting)~~

~~(G.) Wrong Way Signs:~~

~~Wrong way signs may be used as a supplement to the “Do Not Enter” sign.~~

~~Specifications for Wrong Way Signs:~~

~~Size: standard - 36” x 24”~~

~~Steel - 16 gauge (reflective sheeting)~~

~~(H.) One Way Signs:~~

~~One way signs shall be used when required to indicate streets or roadways upon which vehicular traffic is allowed to travel in a one way direction. The sign shall be either:~~

~~(a.) ————— A white arrow right or left, on a black horizontal rectangle of a standard, with a minimum size of thirty-six (36”) inches by twelve (12”) inches with the words “one way only” centered within the arrow; or~~

~~(b.) ————— A vertical rectangle for a standard, with a minimum size of eighteen (18”) inches by twenty-four (24”) inches with black lettering and a right or left arrow on a white background.~~

~~(I.) Dead End Signs:~~

~~Dead end signs are intended for use to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac. Standard size signs shall be a minimum of thirty (30”) inches by thirty (30”) inches. The color must be a black legend and border on a yellow background.~~

~~(J.) Dean End Warning Devices:~~

~~Where barriers are required, they shall be built according to specifications set forth by the~~

~~Department of Public Works. The signs shall be marked with reflectorized sheet metal. Further, the signs shall be posted a sufficient advance distance to permit the vehicle operator to avoid the dead end by turning off, if possible, at the nearest intersecting street. In addition, standard hazard object markers shall be placed alongside of the street or road, to provide adequate warning that a dead end is being approached.~~

~~Specifications for Hazard Markers:~~

~~20 gauge steel back with a baked enamel finish. With stripes are to be bead reflectorized, with three (3”) inch holes, one (1”) inch from top to bottom.~~

~~Size: minimum - 4” x 24”~~

~~Markers used on the right side of the road toward the dead end must be “right markers”. Markers used on left side fo roads towards the dead end will be “left markers”.~~

~~Markers shall be compatible for mounting on standard posts specified herein.~~

~~Standards:~~

a) ~~U-Channel Standard: Hot rolled from high tensile steel and finished with green baked enamel or galvanizing pre-punched holes three-eighths (3/8") of an inch on one (1") inch centers for a minimum fo three (3') feet of installation non-driven channel standards.~~

~~(b.) Galvanized Tubular Standards: (2) 3/80.0 steel tubing .080 wall with approximately two (2) one pound per foot. Standard shall be embedded in fair ground to a minimum depth of three (3') feet.~~

~~Responsibility: The owner, developer, contractor, etc..., of a subdivision, shall be responsible for the maintenance of the signs installed by them until all improvements have been completed and the streets have been accepted for perpetual maintenance by St. Tammany Parish Government~~

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2015-\_\_\_\_\_.

\_\_\_\_\_  
RICHARD TANNER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, COUNCIL CLERK

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PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: \_\_\_\_\_, 2015

Published adoption on: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 @ \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 @ \_\_\_\_\_

# OLD BUSINESS



# St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 867-5110

Email: eng@stp.gov.org

**Pat Brister**  
Parish President

## OLD BUSINESS

*August 11, 2015 Agenda*

August 4, 2015

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

Re: The Estates at Watercross Subdivision

Honorable Commissioners:

The Estates at Watercross Subdivision received Preliminary approval at the May 12, 2015 meeting.

A "fee in lieu of detention" was approved using the entire footprint of the subdivision, i.e.  $80.37\text{ac} \times \$2000/\text{ac} = \$160,740$ .

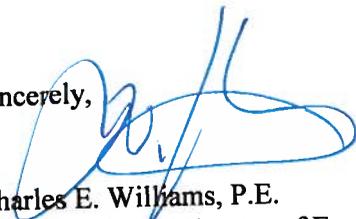
The attached letter dated July 10, 2015 from the developer is requesting a waiver to include only the developed land in the calculations for "fee in lieu of detention" as follows:  $47.32\text{ac} \times \$2000/\text{ac} = \$94,640$ .

The Department of Engineering has reviewed his request and based on other similar cases has no objections to the revised "fee in lieu of detention".

### ACTION REQUIRED:

A 2/3 majority vote of the full membership of the Commission (8 members) is needed to approve pursuant to Section 40-100.0 WAIVER OF REGULATIONS of Subdivision Regulatory Ordinance No. 499.

Sincerely,



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

xc: Honorable Marty Dean  
Ms. Michael J. Noto  
Mr. Earl J. Magner, P.E., P.L.S.

Mr. Jay Watson, P.E.  
Mr. Ron Keller  
DDG

# All State Financial Company

321 VETERANS BLVD., SUITE 201  
METAIRIE, LOUISIANA 70005  
TELEPHONE (504) 834.5511  
FAX (504) 834.6624

July 10, 2015

St. Tammany Parish Planning Department  
c/o Ron Keller, Senior Planner  
P.O. Box 628  
Covington, Louisiana 70434

**Re: The Estates at Watercross**

Dear Ron:

As you may recall, the above referenced subdivision received preliminary approval at the May 12, 2015 St. Tammany Parish Planning Commission meeting. As part of the preliminary approval, the Commission granted a waiver of the detention requirement in accordance with Ordinance No. 11-2426. This waiver was granted with the approval of the Department of Engineering. However, the calculation for the drainage fee in lieu of detention, as set forth in the staff comments, was based on the overall acreage of the development, which is 80.37 acres. However, pursuant to the approved design of the project, only 47.32 acres are being disturbed, with the remaining acreage being left in its natural state, in perpetuity.

In light of the fact that so much of the property is being left undisturbed, and based on other similar cases, we would respectfully request that the Planning Commission reevaluate the calculation of the applicable fee, utilizing only the impacted acreage, as opposed to the overall acreage of the project. Therefore, we would propose the drainage fee in lieu of detention be calculated as follows:

47.32 acres (impacted acreage) x 2,000/ac = \$94,640.00

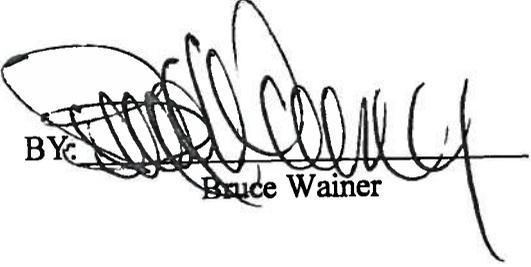


I would respectfully ask that the above referenced request be placed on the Planning Commission's next available agenda for consideration. As always, should you have any questions regarding our request, please do not hesitate to contact me.

Sincerely,

ALL STATE FINANCIAL COMPANY

BY:



Bruce Wainer

cc: Mr. Eddie Williams, P.E., via email

Mr. Earl Magner, P.E., via email

Hon. Marty Dean, via email

---

***C. Herberger, LLC.***  
***22161 Marshall Road Suite C***  
***Mandeville, Louisiana 70471***  
***Office(985) 893-3472***  
***Fax (985) 893-3461***  
***Cheri@aqconstruction.net.***

Chairman of St. Tammany Parish Planning Commission  
St. Tammany Parish Government  
c/o Ron Keller, Department of Development  
21490 Koop Drive  
Mandeville, La 70471

Re: Request for a Waiver of the Regulations Pursuant to Section 40-100-0 Waiver of Regulations. Of Subdivision  
Regulatory Ordinance No. 499

Dear Mr. Chairman

I Corie Herberger am requesting a waiver of the regulations for the following items:

Waiver to allow C. Herberger to obtain a building permit from St. Tammany Parish permit department office for the construction of an office warehouse at 69185 Skybrook Road, Covington, La 70471 with the agreement that the occupancy will not be issued until the department of engineering has approve and finalized the minor subdivision on such property.

The 5.1 parcel fronts Marshall Road which allows public access to the building is Lot 1. (see attachment)

C. Herberger received the unlimited order to construct the minor subdivision MS 14-12-069 on July 6, 2015. C. Herberger has entered into a 12 year lease on the entire building. The new tenants need to vacate their present rental property prior to the end of 12/2015, therefore I am asking for a waiver to start on the building to make the December deadline.

Regards,

Corie Herberger  
C. Herberger, LLC



# St. Tammany Parish Government

St. Tammany Parish Planning Commission

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

**Pat Brister**  
**Parish President**

July 16, 2015

Chairman, St. Tammany Parish Planning Commission  
St. Tammany Parish Government  
c/o Ron Keller, Department of Development  
21490 Koop Drive  
Mandeville, LA 70471

RE: Request for a Waiver of the Regulations Pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499

Dear Mr. Chairman:

I Corie Herberger am requesting a waiver of the regulations for the following item(s):

a waiver to allow C. Herberger LLC to obtain a building permit from St. Tammany Parish permit office for the construction of an office warehouse @ 69185 Skybrook Rd, Cov. La 70471 w/ the agreement that the occupancy will not be issued until the department of engineering has approved & finalized the minor subdivision on such property.

Thank you for your consideration regarding this matter.

Sincerely,

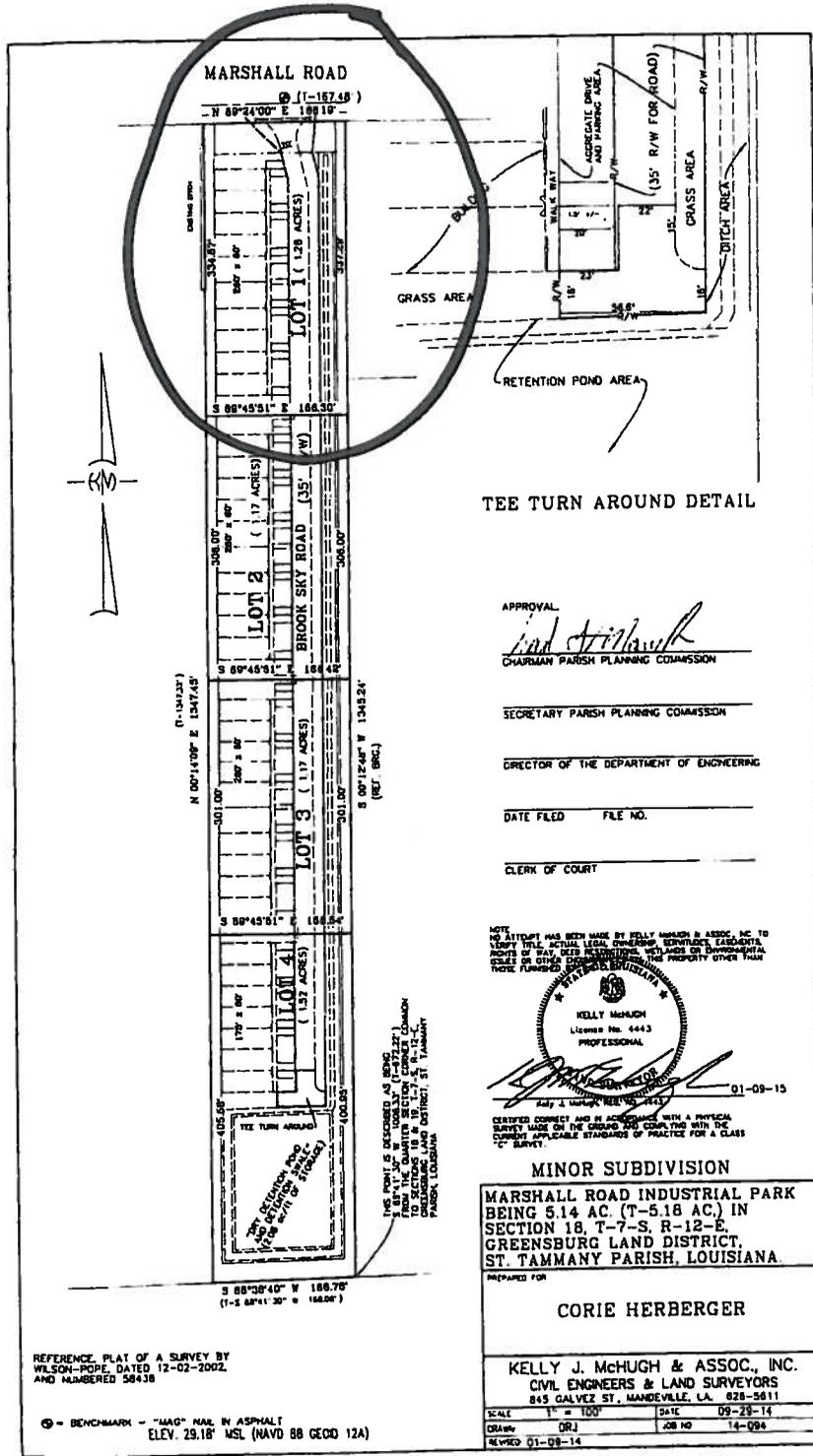
Name (Signature)

Corie Herberger  
Name (Print)

22161 Marshall Rd #C LA 70471  
Address: (City) (State) (Zip Code)

985 966 0549  
Phone Number (Cell)

985 893 3472  
Phone Number (Home)



**TEE TURN AROUND DETAIL**

APPROVAL

*Kid ...*  
 CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO VERIFY THE ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS OF WAY, DEED RECORDS, ETC. BASED ON ENVIRONMENTAL SCALE OR OTHER DOCUMENTS OF RECORD FOR THE PROPERTY OTHER THAN THOSE FURNISHED.



*Kelly J. McHugh*  
 Kelly J. McHugh, License No. 4443  
 01-09-15

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY.

**MINOR SUBDIVISION**

**MARSHALL ROAD INDUSTRIAL PARK BEING 5.14 AC. (T-5.18 AC.) IN SECTION 18, T-7-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.**

PREPARED FOR  
**CORIE HERBERGER**

**KELLY J. MCHUGH & ASSOC., INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 828-5611

SCALE	1" = 100'	DATE	09-28-14
DRAWN	DRJ	JOB NO	14-096
REVISED	01-09-14		

REFERENCE PLAT OF A SURVEY BY WILSON-POPE, DATED 12-02-2002, AND NUMBERED 58438

⊕ - BENCHMARK - "MAD" MAR. IN ASPHALT  
 ELEV. 23.18' MSL (NAVD 88 GEOID 12A)

THE POINTS DESCRIBED AS BEING THE CORNER POINTS OF THE QUARTER SECTION CORNER COMMON TO SECTIONS 18 & 19, T-7-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

From: fussell.2@juno.com  
Subject: Lot 279 money hill  
Date: June 8, 2015 at 2:53 PM  
To: nornels@bellsouth.net  
Cc: rkeller@stpgov.org, chhattaway@stpgov.org

letter and plan attached.

**ARROW ENGINEERING AND CONSULTING, INC.**  
**CIVIL AND STRUCTURAL ENGINEERING**

PO BOX 881  
MADISONVILLE, LA  
70447  
985-237-3908  
fussell.2@juno.com

June 8, 2015

Mr. Taddie Williams, Director  
Department of Engineering

Mr. Ron Keller  
Department of Planning

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

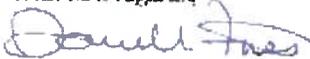
Re: Lot 279 Money Hill, Bill Nelson Property

Dear Sirs:

We are proposing that the drainage servitude on the right side of the referenced property be reduced from 30' to 10' as shown on the attached plan. The subject lot and the adjacent lots drain from front to back. A small swale on the dividing property line is all that is required for proper drainage between the houses.

Please contact me with any questions and with comments.

With best regards,



Darrell Fussell, P.E.



## Ron Keller

---

**From:** Colleen H. Hattaway  
**Sent:** Friday, July 10, 2015 10:21 AM  
**To:** Ron Keller  
**Cc:** Charles E. Williams; Michael J. Noto  
**Subject:** Act of Correction for Money Hill, Phase 5 Garden Homes

Ron,

The act of correction has been reviewed and is acceptable. The design engineer has furnished satisfactory drainage information to allow for this reduction in servitude.

Thanks,

Earl

Colleen Hattaway for Earl J. Magner, P.E., P.L.S.  
Executive Secretary - Subdivisions  
Department of Engineering  
St. Tammany Parish Government  
(985) 809-7448  
[chhattaway@stpgov.org](mailto:chhattaway@stpgov.org)



DISCLAIMER: 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.

ACT OF CORRECTION  
OF SUBDIVISION 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 Money Hill Phase 5 Garden Homes, recorded August 11, 2006 filed as Map File Number 4276 (Subdivision Plat), in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered that a correction needs to be made to said plat.

On the above filed subdivision plat between Lots 279 and 280 there is a 30' drainage servitude (15' on either side of the lot line) which needs to be revised to a 10' drainage servitude (5' on either side of the lot line).

In order to correct the recorded Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for Money Hill Phase 5 Garden Homes As follows:

REVISED June 22, 2015:  
TO CHANGE THE WIDTH OF THE DRAINAGE SERVITUDE BETWEEN LOTS 279 & 280 TO BE 10' WIDE, 5' ON EITHER SIDE OF THE LOT LINE.

Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, Louisiana to make mention on the face of the Subdivision Plat recorded in Clerks Map File No. 4276 (Subdivision Plat), to serve as occasion may require.

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

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

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

Bruce M. Butler III  
Bruce M. Butler, III Professional Land Surveyor  
Louisiana Registered, P.L.S. # 4894

ERIKABURAS  
WITNESS ERIKA BURAS

MARY B. RODRIGUE  
WITNESS MARY B. RODRIGUE

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF June, 2015.

JULIAN J. RODRIGUE, JR.  
NOTARY PUBLIC

Notary Identification Number: JULIAN J. RODRIGUE, JR.  
NOTARY PUBLIC  
BAR ROLL #11373  
MY COMMISSION IS FOR LIFE



November 19, 2014

Money Hill Homeowners Association  
Pelican Association Management  
8733 Siegen Lane Suite 338  
Baton Rouge, LA 70810  
225-300-8689  
[info@pelicanam.com](mailto:info@pelicanam.com)

William and Susan Nelson  
Lot 279/241 High St.  
Abita Springs, LA 70420

RE: Lot 279 – Approval and variance granted to amend 15 ft. drainage easement to 5 ft

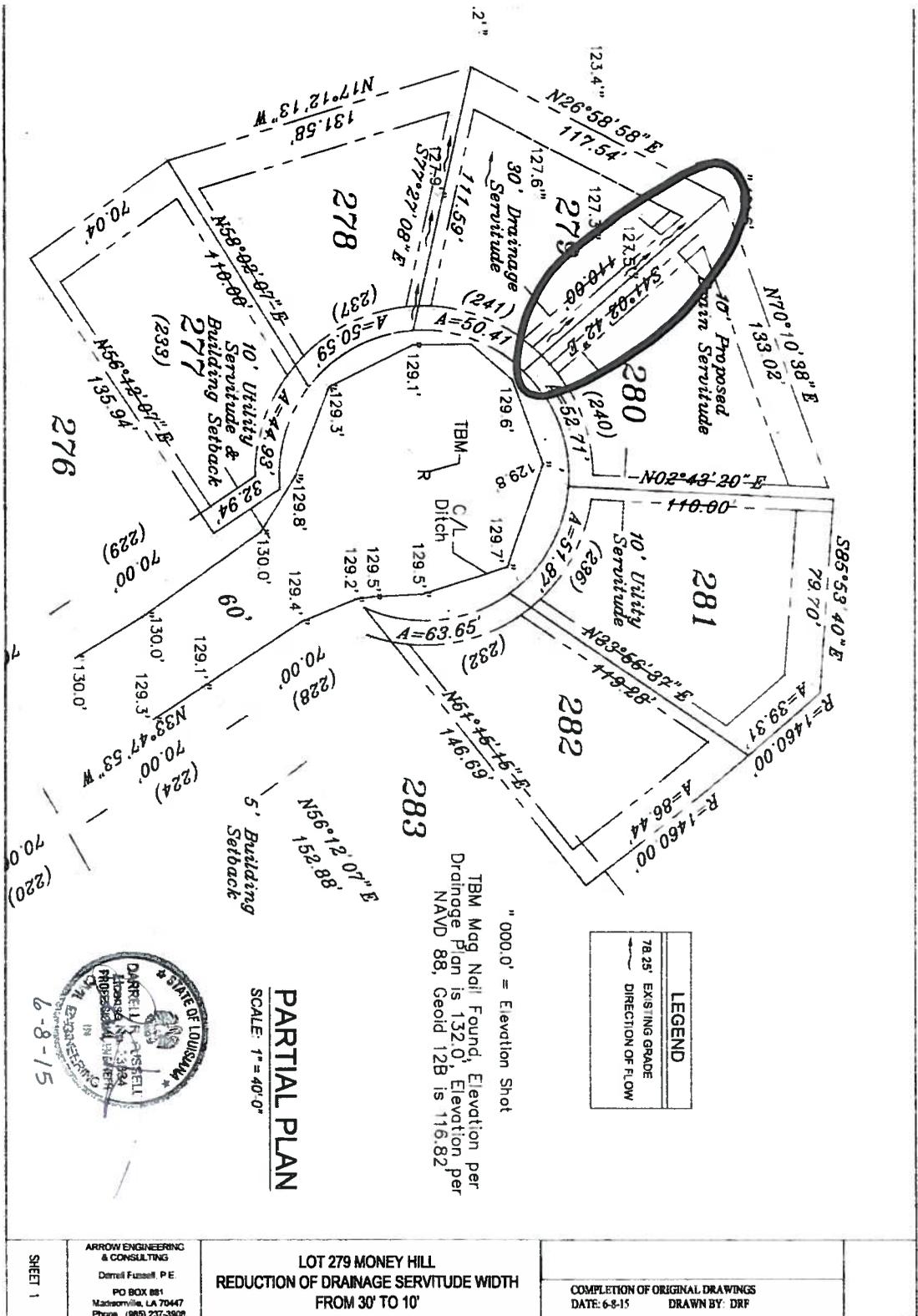
Dear Mr. and Mrs. Nelson,

The Money Hill Homeowner's Association Environmental Control and Design Review Committee has approved and granted a variance to allow Mr. Edward J. Murphy P.E. to amend on his site plot plan the 15ft drainage easement/servitude down to a 5ft drainage easement/servitude from the right property line of said Lot (Lot 279). We have no problem allowing a 5ft drainage easement/servitude based on the existing and proposed contour and drainage of the Lot.

If you have any further questions regarding this matter please feel free to contact us at the information provided at the top of this letter.

Sincerely,

Environmental Control and Design Review Committee  
Money Hill Homeowners Association, Inc.



LEGEND	
	78.25' EXISTING GRADE
	DIRECTION OF FLOW

" 000.0' = Elevation Shot  
 TBM Mag Nail Found, Elevation per  
 Drainage Plan is 132.0, Elevation per  
 NAVD 88, Geoid 12B is 116.82

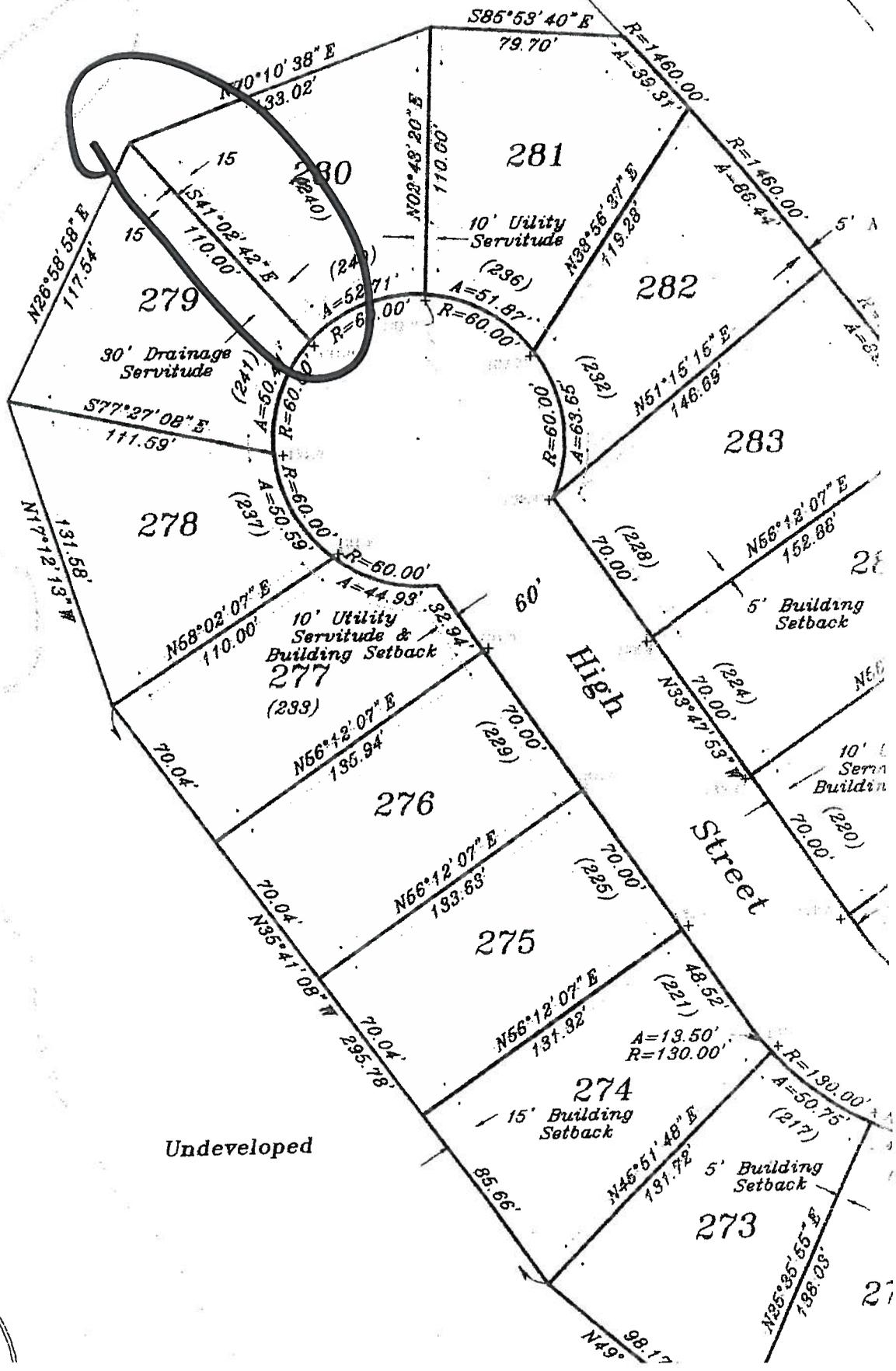
**PARTIAL PLAN**  
 SCALE: 1" = 40' 0"



6-8-15

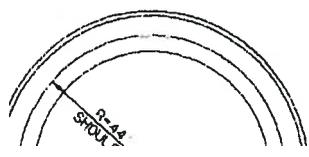
ARROW ENGINEERING & CONSULTING Dimitri Fussell, P.E. PO BOX 881 Madisonville, LA 70447 Phone: (985) 237-3908	LOT 279 MONEY HILL REDUCTION OF DRAINAGE SERVITUDE WIDTH FROM 30' TO 10'	COMPLETION OF ORIGINAL DRAWINGS DATE: 6-8-15 DRAWN BY: DRP
	SHEET 1	

Undeveloped



Existing Pond

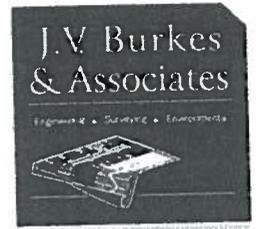
Undeveloped



**J.V. Burkes & Associates, Inc.**

1805 Shortcut Highway  
Slidell, Louisiana 70458

985.649.0075 office  
985.649.0154 fax  
[www.joburkes.com](http://www.joburkes.com)



May 28, 2015

Mrs. Sabrina Schenk  
Watershed Coordinator & MS 4 Administrator  
Department of Engineering  
St. Tammany Parish  
P.O. Box 628  
Covington, LA 70433

**RE: Lot 19 A & B - Oak Plain Phase 2  
Drainage Inspection**

Dear Mrs. Schenk :

We have been contacted by our client, Clairise Court, LLC to do a visual inspection of the drainage on the above lot and Phase in Oak Plain Subdivision. I visited the site today May 28, 2015 to inspect the existing 10' drainage servitude and no access servitude running parallel to Brookter Street and the proposed fence location will not encroach upon any drainage as long as bottom of fence is at least one inch above existing ground so as to allow water to drain under the fence to the roadway. This 10'drainage servitude is not serving a useful drainage purpose now and it is recommended that the Parish consider removing this drainage portion of the servitude.

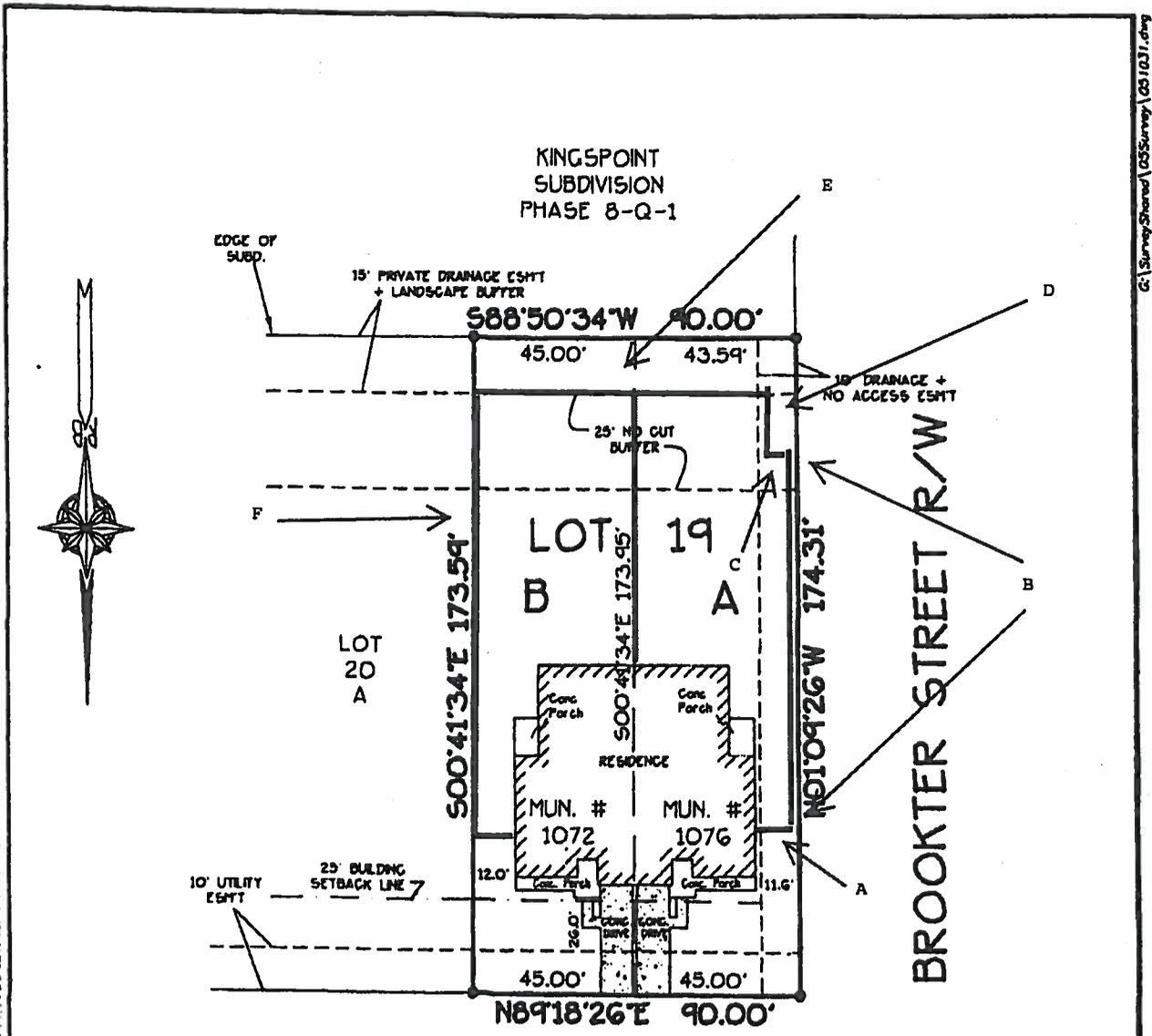
There is a 15' private drainage easement and landscape buffer on the southern side of the property that we need to avoid with the fence as well.

In summary we do not have a drainage issue with allowing a fence to be constructed within the 10' drainage and no access servitude along Brookter Street as long as conditions above are met.

Respectfully,

  
Sean M. Burkes, P.E., P.L.S.  
J.V. Burkes & Associates, Inc.





NOTES

CLAIRISE COURT

- A. 11-01 from building; set back 18-00 from front of concrete porch.
- B. 96-06
- C. 5-06 jog to the left.
- D. 17-09
- E. 80-08
- F. 114-03

BLDG. SETBACKS PER PLAT  
FRONT - 25'

SIDE YARDS WITH AN EXTERIOR WALL - 5'  
SIDE YARDS WITH AN INTERIOR DUPLEX WALL - 0'  
REAR - 40'

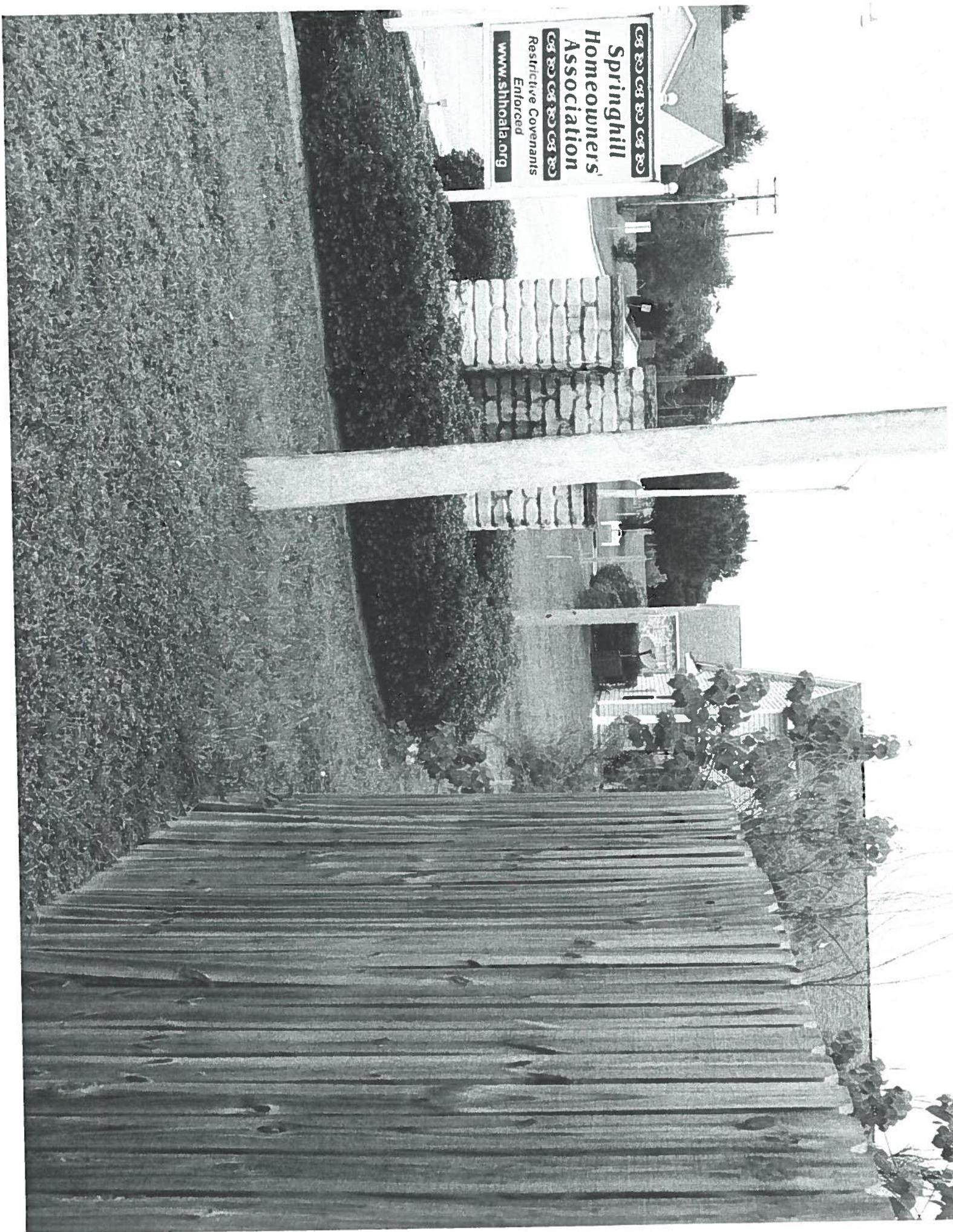
REF.: Map File No.: 4086  
Date Filed: 11/23/05

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone "B"

FIRM Panel# 225205 0440 D Rev. 4/21/99

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
**LOT 19 A&B, OAK PLAIN, PHASE 2**  
**ST. TAMMANY PARISH, LOUISIANA**  
 FOR  
**SPRINGHILL, L.L.C.; HIBERNIA NATIONAL BANK**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**



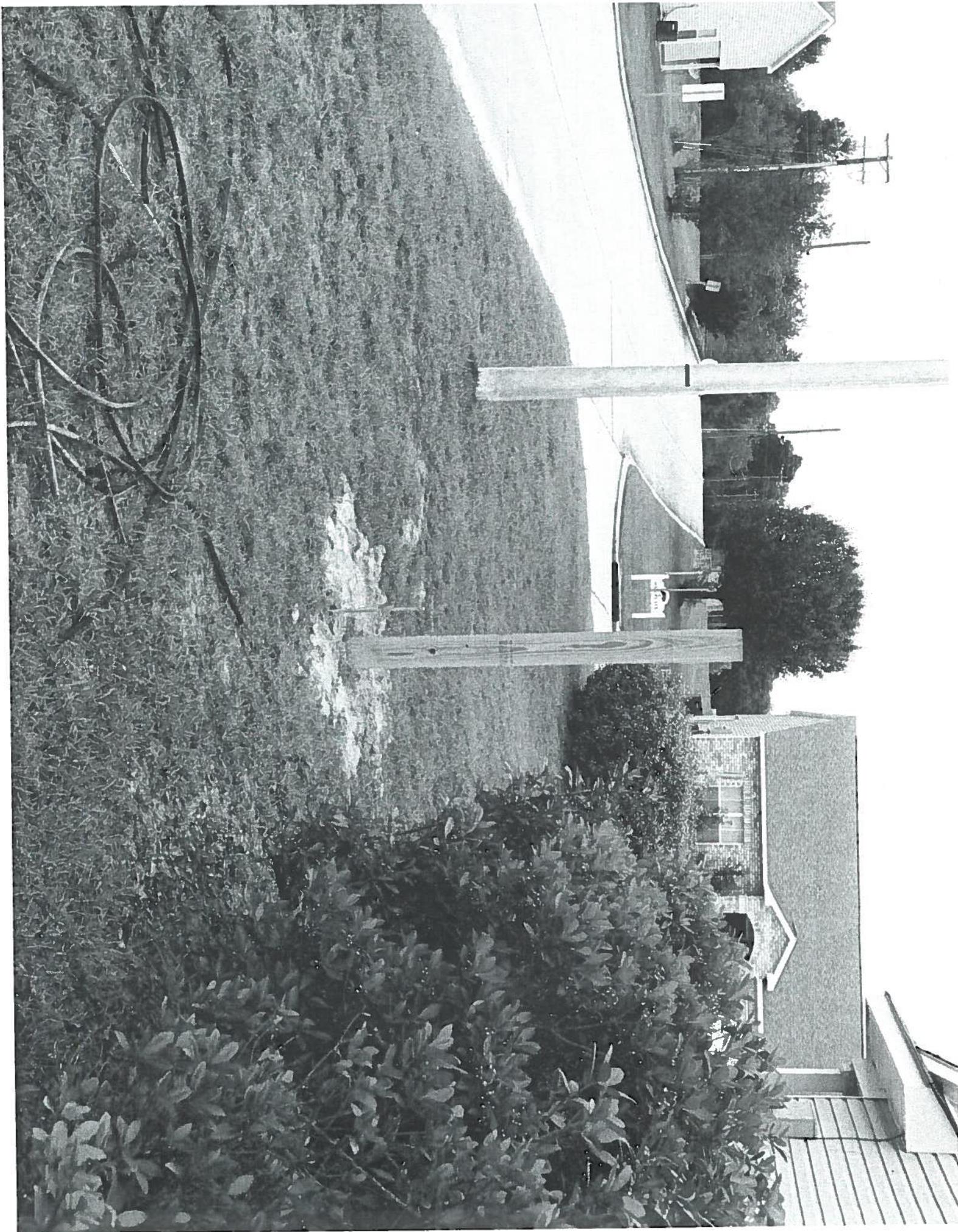
Springhill Homeowners' Association  
Restrictive Covenants Enforced  
www.shhoala.org

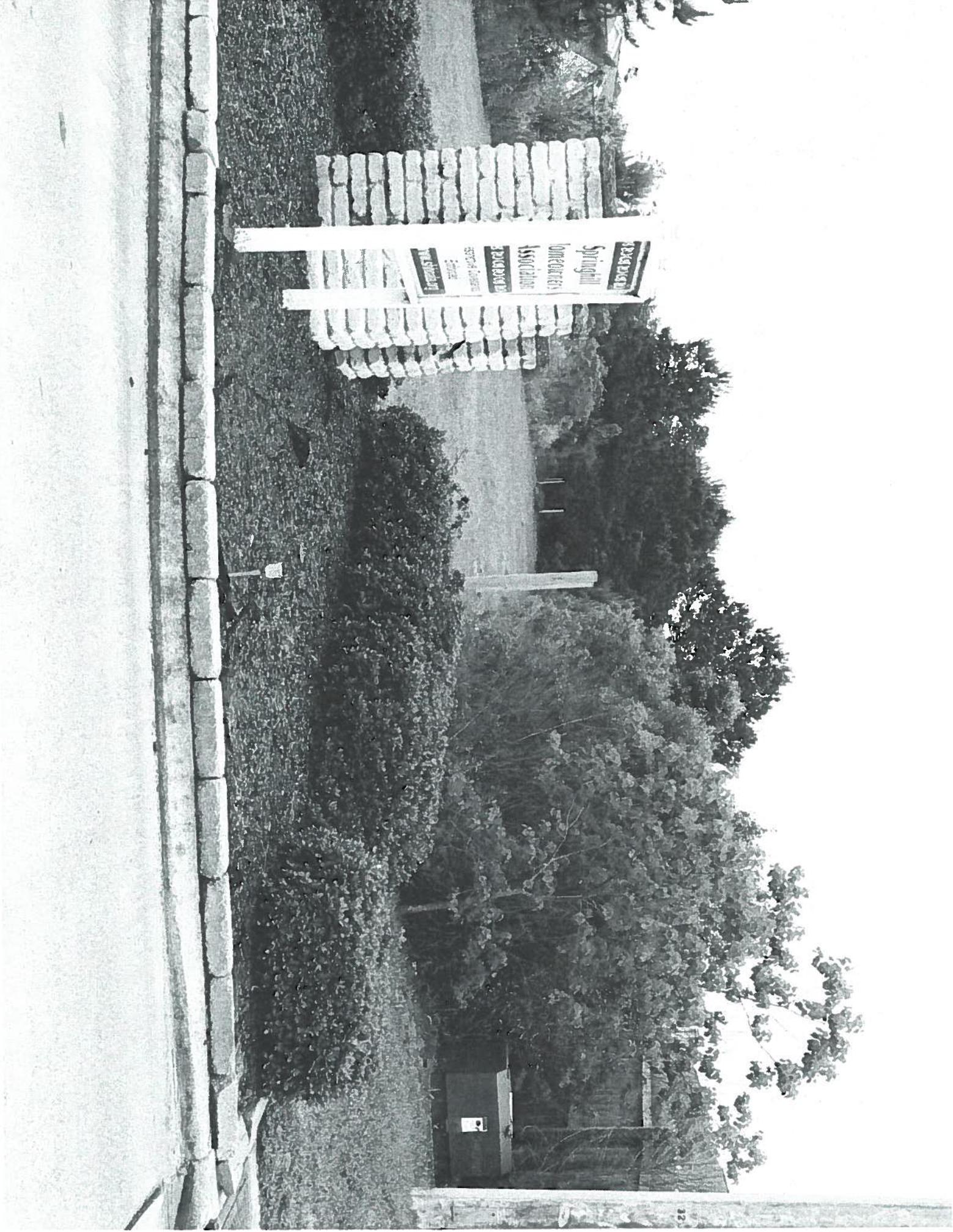




CSJ ESJ ESD ESE ESH EST ESW  
**Springhill  
Homeowners  
Association**  
CSJ ESJ ESD ESE ESH EST ESW  
Reston Home Government  
Enhanced  
[www.springhill.org](http://www.springhill.org)

SH





Springhill Homeowners Association  
Springhill  
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