



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
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Kevin Davis
Parish President

appeal #14

A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING ON OR BEFORE THE TENTH DAY.

(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE:

3/11/2008

TO:

ST. TAMMANY PARISH COUNCIL

FROM:

Wainer Brothers
Colonial Realty Limited Partnership

RE:

AGGRIEVED BY DECISION MADE BY THE
ST. TAMMANY PARISH PLANNING COMMISSION

*See attached
letter from
Cory Wainor*

I, Wayne Burras, Jr., Fuzell, C.C.P., hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their 3/11/2008 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

denial of the waiver for construction
of streets prior to sale of parcels

I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT'S NAME: Wayne Burras For Wainer
Brothers and Colonial Realty Limited Partnership

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group

ADDRESS: P. O. Box 1810

CITY: Covington STATE: La. ZIP: 70434 PHONE NO: 892-4801

SIGNATURE:

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

INTER OFFICE



Kevin Davis
Parish President

MEMORANDUM

**ST. TAMMANY PARISH GOVERNMENT
DEPARTMENT OF ENGINEERING**

Date: March 24, 2008

To: Mr. Bill Oiler, C.A.O.

From: E. deEtte Smythe, PhD
Director of Engineering

Re: **Minor Subdivision (MS08-02-009)**
Pinnacle Parkway Extension
Applicant: Wainer Brothers

Attached is a letter dated March 24, 2008 addressed to the St. Tammany Parish Council which is self explanatory.

According to Mr. Wayne Buras, Attorney for the applicant, Mr. Marty Dean is aware of action required so that the plats for this project can be recorded on Wednesday, April 4, 2008 the day after the Parish Council meeting.

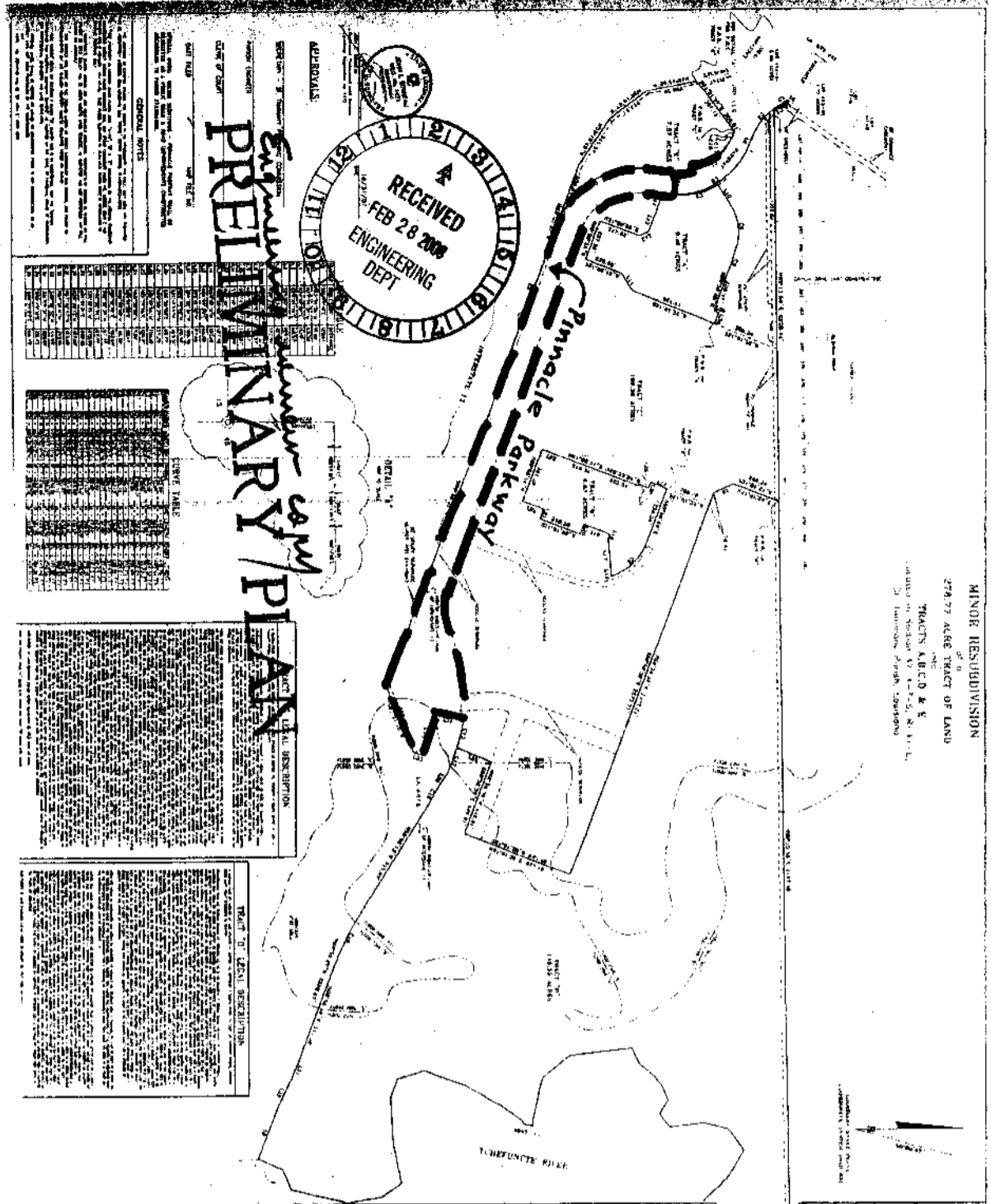
The plats have been reviewed by the Department of Engineering and have been properly executed and furnished to Ron Keller for final action on Wednesday, April 4, 2008.

The letter needs to be forwarded to the Parish Council clerk for inclusion in the agenda.

EDS/chh

enc. Letter dated 3/24/2008

Mr. Ron Keller
Mr. Earl J. Magner, P.E.



MINOR RESUBDIVISION
 of a
 274.77 ACRE TRACT OF LAND
 and
 TRACTS A, B, C, D & E
 located in Section 47, T-75, R-11, S-1, L-1,
 St. Tammany Parish, Louisiana

Engineering by James C. Williams, Inc.
PRELIMINARY PLAN

NO.	DESCRIPTION	ACRES	DATE
1
2

NO.	DESCRIPTION	ACRES	DATE
...

TRACT A LEGAL DESCRIPTION
 THE PART OF THE TRACT OF LAND...
 BEGINNING AT THE NORTHWEST CORNER...
 THENCE NORTH 68° 30' 00" WEST...
 DISTANCE 100.00 FEET...
 ...

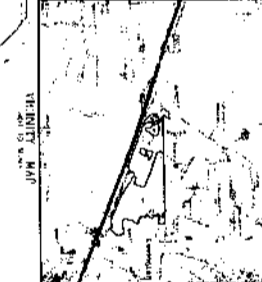
TRACT B LEGAL DESCRIPTION
 THE PART OF THE TRACT OF LAND...
 BEGINNING AT THE NORTHWEST CORNER...
 THENCE NORTH 68° 30' 00" WEST...
 DISTANCE 100.00 FEET...
 ...

JB
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors - Registered - Louisiana
 1015 PINE BLVD., SUITE 100, METairie, LA 70002
 504-885-8888
 www.jebon.com

SURRENDER INFORMATION
 BY THE APPLICANT AND THE STATE OF LOUISIANA...
 ...

TRACT C LEGAL DESCRIPTION
 THE PART OF THE TRACT OF LAND...
 BEGINNING AT THE NORTHWEST CORNER...
 THENCE NORTH 68° 30' 00" WEST...
 DISTANCE 100.00 FEET...
 ...

TRACT D LEGAL DESCRIPTION
 THE PART OF THE TRACT OF LAND...
 BEGINNING AT THE NORTHWEST CORNER...
 THENCE NORTH 68° 30' 00" WEST...
 DISTANCE 100.00 FEET...
 ...



Survey by		OWNER		APPLICANT		DATE		SCALE		SHEET	
John E. Bonneau & Associates, Inc.	...	Wainer Brothers, Flowers, Inc., Advance Mortgage Company, Inc., Quality Properties, Inc., All State Financial Company, Harold Wainer and Recent Lands, Inc.	...	John E. Bonneau & Associates, Inc.
RESUBDIVISION MAP OF A 274.77 ACRE TRACT OF LAND INTO TRACTS "A", "B", "C", "D" & "E", LOCATED IN SECTION 47, T-75, R-11, S-1, TAMMANY PARISH, LOUISIANA											



Pinnacle Parkway Cost Estimate

Prepared By:
 Duplantis Design Group, P.C.
 314 East Bayou Road
 Thibodaux, LA 70301
 (985) 447-0090

Date: 12/10/2007
 DDG #: 07-149

	Quantity	Unit	Unit Cost	Total
Earthwork				
Construction Survey Services - Site layout, Staking, and As-Builts	1	Lump Sum	\$15,000.00	\$15,000.00
Undercut and Offsite Disposal	10000	CY	\$7.00	\$70,000.00
Import Select Fill	5000	CY	\$12.00	\$60,000.00
On-site Placement and Compaction (8" lifts)	5000	SY	\$4.00	\$20,000.00
Excavation and Embankment for Roadside Ditches	1	Lump Sum	\$25,000.00	\$25,000.00
<i>Subtotal Earthwork</i>				\$190,000.00
Wet Weather/Soil Treatment				
Soil Stabilization (hydrated lime)	15000	SY	\$2.50	\$37,500.00
<i>Subtotal Wet Weather/Soil Treatment</i>				\$37,500.00
Erosion and Sedimentation Control				
Erosion Control System	1	Lump Sum	\$40,000.00	\$40,000.00
<i>Subtotal Erosion and Sedimentation Control</i>				\$40,000.00
Storm Drainage				
24" dia. RCP Pipe	200	LF	\$57.00	\$11,400.00
<i>Subtotal Drainage Structures</i>				\$11,400.00
Paving				
Heavy Duty Asphalt (4" of asphalt)	11500	SY	\$44.00	\$506,000.00
Aggregate Shoulders	3750	SY	\$10.00	\$37,500.00
<i>Subtotal Paving</i>				\$543,500.00
Landscaping				
Green Area Seeding, Mulching, Sod, Top Soils, etc.	1	Lump Sum	\$20,000.00	\$20,000.00
<i>Subtotal Landscaping</i>				\$20,000.00
Subtotal				\$842,400.00
10% Contingency				\$84,240.00
Base Amount				\$926,640.00
Contractor's Overhead and Profit (14%)				\$129,729.60
GRAND TOTAL				\$1,056,369.60

Assumptions:

- Pinnacle Parkway is approximately 4210' long and has a 2 lane cross section (24' wide) with 4' aggregate shoulders and roadside ditches.
- 2' undercut; 12" lime stabilized existing soil; 12" select fill
- Roadside ditches are assumed to be 5' wide and 3' deep (average)
- This estimate does not include the cost for traffic signals; in the event that signals are to be added, an additional \$150,000 per signal can be added to the above subtotal.

