

Administrative Comments

CASE NO.: TRC23-01-001

REQUEST AND PURPOSE: The petitioner is requesting to enter the Tammany Trace for the purpose of constructing a five (5) foot concrete sidewalk and culvert to connect to the Trace parkway at the northern edge of the Tammany Trace 1600 feet west of South Tranquility Road.

DEVELOPER: J/Mac Development LLC
PO Box 67
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh and Associates
845 Galvez Street
Mandeville, LA 70470

WARD: 7 PARISH COUNCIL DISTRICT: 11

PROPERTY LOCATION: The property is located on the north side of the Tammany Trace, west of South Tranquility Road, east of Transmitter Road.

STAFF COMMENTARY:

The Staff recommends approval of the access request subject to the comments listed below:

COMMENTS:

Department of Planning and Development

1. The width of the cleared area for the construction of a path to access the Trace shall not exceed ten (10) feet and the width of the pavement shall not exceed five (5) feet.
2. No trees are to be cleared along the Tammany Trace, with the exception of the 15 foot section of the Trace buffer needed to install the concrete walkway and culvert.
3. A land clearing permit must be acquired prior to work order and a pre-land clearing site visit will be conducted to ensure proper fencing or staking is in place to ensure no adverse effects on trees or Trace Right-of-Way.
4. The applicant shall procure written approval from the Director of the Tammany Trace prior to commencing any construction and shall provide said director with a daily work schedule.
5. The Tammany Trace shall not be closed or obstructed due to construction activity for more than one hour at any time unless it is approved by the Director of the Tammany Trace.
6. Only rubber tire excavating equipment is to be used on the trace.
7. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
8. The Tammany Trace must be kept clean and free of construction material and debris at all times.
9. Obtain a work order from the Parish Engineer.
10. Signage or markings need to be added at the end of the road showing the road ends and the path is for Pedestrian Traffic only.
11. Based on the existing and proposed elevations the existing ditch will need to be regraded to provide positive flow. Update the plans accordingly.
12. Add a proposed elevation or a note stating the path be placed to match natural grade and not adversely effect the drainage in this area.
13. Provide existing and proposed cross-section showing ditch limits, elevations, top of

bank, and bottom of ditch, etc.

14. A revised and detailed plan all of the aforementioned comments must be provided prior to final approval.
15. The applicant shall provide the parish with an acknowledgement and hold harmless agreement indemnifying St Tammany Parish from any and all liability that arises in connection with the requested access subject to review and approval by the parish's legal department.

INFORMATIONAL ITEMS:

A construction cost estimate shall be submitted by the petitioner's engineer for the Performance Obligation.

If the Planning Commission approves this request, an Ordinance must be drafted for approval by the St. Tammany Parish Council.

Revised drawings will not be accepted for review or placement in the packet prior to the January 10, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.