AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, JUNE 12, 2018
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 MAY 8, 2018 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2018-986-MSP
A combined 16.301 acres into Parcels G-1, G-2, G-3 & M1, Ward 8, District 9
(POSTPONED FROM APRIL 10, 2018 MEETING)
(POSTPONED FROM MAY 8, 2018 MEETING)

2018-1015-MSP
A minor subdivision of a 4.07-acre parcel into Parcels A, B, C & D, Ward 9, District 11
Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust  Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Steve Stefancik
(POSTPONED FROM MAY 8, 2018 MEETING)

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV18-05-003
The revocation of portion of Sixth Street, located between N. Causeway Blvd and 5th Street, North of Desoto Street and South of Marquette Street, northeast Mandeville
Applicant: Bunky Properties, LLC
Parish Council District: Hon. Rykert O. Toledano, Jr
RESUBDIVISION REVIEW

2018-1068-MRP
Lakeshore Villages Ph. 1A Lots LL1-LL10 into Ph. 1B Lots 1003-1102 & Private R.O.W Parcel, Ward 9, District 13
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Duplantis Design Group, LLC
Parish Council District Representative: Hon. S. Michele Blanchard

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2018-1055-TP
Lakeshore Villages, Ph. 4, Ward 9, District 13
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Duplantis Design Group, LLC
Parish Council District Representative: Hon. S. Michele Blanchard

PRELIMINARY SUBDIVISION REVIEW

2018-1053-PP
The Preserve at Goodbee Lakes Ward 1, District 3
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Quality Engineering and Surveying
Parish Council District Representative: Hon. James Thompson

2018-1057-PP
Bedico Creek, Parcel 17 Ward 1, District 1
Developer/Owner: Bedico Creek Preserve LLC
Engineer: Kelly J. McHugh & Assoc., Inc.
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

2018-1050-FP
The Willows, Ward 1, District 3
Developer/Owner: Reither, LLC
Engineer: Richard C Lambert Consultants, LLC
Parish Council District Representative: Hon. James Thompson
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
June 12, 2018
MANDEVILLE, LOUISIANA

2018-1051-FP
Perriloux Trace, Ward 1, District 1
Developer/Owner: Coast Builders, LLC
Engineer: Kyle Associates, LLC
Parish Council District Representative: Hon. Marty Dean
(Request by developer to postpone to the July 10, 2018 meeting)

2018-1052-FP
River Park Crossing, Phase 2, Ward 3, District 3
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Kelly McHugh and Associates
Parish Council District Representative: Hon. James Thompson

2018-1058-FP
Bedico Creek, Parcel 17 Ward 1, District 1
Developer/Owner: Bedico Creek Preserve LLC
Engineer: Kelly J. McHugh & Assoc., Inc.
Parish Council District Representative: Hon. Marty Dean

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Res. No 17-091
Entering Parish Right-of-Way (Riverhill Court Extension), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property
Approved by Planning Commission September 12, 2017
(Request by Debtor to extend time for six (6) months.

Moneyhill Plantation, Phase 2B, Ward 6, District 6
Developer/Owner: Moneyhill Plantation, LLC  Engineer: Kyle Associates
Parish Council District Representative: Hon. Richard Tanner
(Request by developer to amend the final subdivision plat to revise 20’ driveway servitude to a 35’
driveway servitude on lots 161-173)

NEW BUSINESS

ADJOURNMENT
MINUTES OF THE 
ST. TAMMANY PARISH PLANNING COMMISSION MEETING 
6:00 PM – MAY 8, 2018 
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS 

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

CALL TO ORDER 
Meeting of the St Tammany Parish Planning Commission was called to order by the Chairman, Dave Manella.

ROLL CALL 
Present: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm, and Randolph 
Absent: Richardson 
Staff Present: Cara Bartholomew, Jay Watson, Chris Tissue, Mike Sevante

INVOCATION 
Mr. Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE 
Mr. Richard presented the Pledge of Allegiance.

APPROVAL OF THE APRIL 10, 2018 MINUTES 
Fitzmorris moved to approve, second by Doherty. 
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph 
Absent: Richardson 
Nay: N/A 
Abstain: N/A

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS 
Entering parish Right-of-Way (Lyons Street), Ward 3 District 2 
Request to enter Parish right-of-way for the purpose of gaining access to property 
Debtor: Tammany Terrace LLC 
Parish Council District Representative: Hon. David Fitzgerald

Doherty moved to approve, second by Randolph 
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph 
Absent: Richardson 
Nay: N/A 
Abstain: N/A
ST. TAMMANY PARISH PLANNING COMMISSION
May 8, 2018 MINUTES (CONT.)

MINOR SUBDIVISIONS
2018-986-MSP
A combined 16.301 acres into Parcels G-1, G-2, G-3 & M1, Ward 8, District 9
(POSTPONED FROM APRIL 10, 2018 MEETING)

Matt Crane requested to postpone one month.
Doherty moved to postpone, second by Randolph
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

2018-1004-MSP
A minor subdivision of a 30.275-acre tract into Tract 1,2,3,4 & 5, Ward 7, District 7
Parish Council District Representative: Hon. Jacob Groby, III

Davis moved to approve, second by Lorren
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

2018-1011-MSP
A minor subdivision of a 10.75 acre Parcel of Land into Parcels A & B, Ward 3, District 2
Owner: Heather Case  Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. David Fitzgerald

Davis moved to approve with waiver, second by Fitzmorris
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A
2018-1014-MSP
A minor subdivision of Lot 3 & 4 being 6.17 acres and 2.11 acres into lots 3-A & 4-A, Ward 2, District 6
Owner: David and Darlene Melton  Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner

Cazaubon moved to approve, second by Randolph
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

2018-1015-MSP
A minor subdivision of a 4.07 acre parcel into Parcels A, B, C & D, Ward 9, District 11
Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust  Surveyor: Land Surveying LLC
Parish Council District Representative: Hon. Steve Stefancik

Cazaubon moved to postpone one month, second by Randolph
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE
REVOCATION/CLOSINGS REVIEW
RESUBDIVISION REVIEW

2018-1006-MRP
Northshore Beach, lots 8-A & Parcel A into lot 8-B, Ward 9, District 13
Owner: Mary Landrieu  Surveyor: Kelly J. McHugh & Assoc., Inc.
Parish Council District Representative: Hon. S. Michele Blanchard

Doherty moved to approve with waiver, second by Randolph
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

DORMANT SUBDIVISION REVIEW
TENTATIVE SUBDIVISION REVIEW
2017-839-TP
Lone Oak Park, Phase 2, Ward 8, District 14
Parish Council District Representative: Hon. T.J. Smith
(POSTPONED AT THE MARCH 13, 2018 MEETING)
(POSTPONED AT THE APRIL 10, 2018 MEETING)
(DEVELOPER REQUEST POSTPONEMENT FOR THE MAY 8, 2018 MEETING)

J Schoen requested to postpone indefinitely.
Davis moved to postpone indefinitely, second by Doherty
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW
2018-922-PP
Lakeshore Villages, Phase 3, Ward 9, District 13
Developer/Owner: D.R. Horton, Inc.  Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. S. Michele Blanchard
(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)
(POSTPONED AT THE APRIL 10, 2018 MEETING)

Davis moved to approve as amended with the addition of access servitude to the lake, second by Cazaubon
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

2018-990-PP
Dove Park Estates, Ward 4, District 5
Developer/Owner: Dove Park Estates, L.L.C.  Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Rykert Toledano
(POSTPONED AT THE MARCH 13, 2018 MEETING)
(POSTPONED AT THE APRIL 10, 2018 MEETING)
Richard moved to approve with 3 waivers of street corner setback to 58’, second by Davis
Yea: Cazaubon, Lorren, Richard, Willie, Manella, Fitzmorris, Davis, Doherty, Drumm and Randolph
Absent: Richardson
Nay: N/A
Abstain: N/A

FINAL SUBDIVISION REVIEW

AMENDMENTS TO CHAPTER 125 – SUBDIVISION REGULATIONS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

______________________________
Dave Manella
Planning Commission Chairman
MINOR SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 12, 2018)

CASE NO.: 2018-986-MSP

OWNER/DEVELOPER: Mark & Glen Holley

SECTION: 10  WARD: 8
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 9
RANGE: 14 East

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

GENERAL LOCATION: The properties are located on the north side of Hidden Oak Lane and west of Sticker Road, west of Pearl River, Louisiana.

SURROUNDING LAND USES: Single family residential & undeveloped

TOTAL ACRES IN DEVELOPMENT: 16.301

NUMBER OF LOTS/PARCELS: 4  TYPICAL LOT SIZE: 1.5 – 10.351 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Proposed parcel M-1 does not meet the minimum street frontage requirement of 150' pursuant to the A-2 Suburban zoning district and other proposed parcels are being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning
The owner is proposing to create four (4) parcels from a parent parcel totaling 16.301 acres. As noted above, proposed parcel M-1 does not meet the required 150' lot frontage on Hidden Oak Lane for the A-2 Suburban zoning district. However, it is noted that said parcel has three (3) separate accesses onto Hidden Oak Lane that totals approximately 96'.

Furthermore, two of the parcels will be accessed by a private drive; therefore, said drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, pursuant to Part II, Chapter 125 of the Land Development Code.

If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.

Department of Development - Engineering
Upon granting approval of the application, the applicant must then coordinate with the Department of Engineering by providing plans for the construction of any private drive to access a lot that does not have direct frontage on a public road and drainage improvements.
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of JUNE 12, 2018)

CASE NO.: 2018-1015-MSP

OWNER/DEVELOPER: The Rose Mary Gunn and Willie Gunn Revocable Trust
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 40 WARD: 9
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 11
RANGE: 13 East

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

GENERAL LOCATION: The property is located South of Idlewild Pines, Southeast of Dixie Ranch Road and Bisected by Ordone Rd. South of I-12 Slidell LA

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

TOTAL ACRES IN DEVELOPMENT: 4.07

NUMBER OF LOTS/PARCELS: 4  TYPICAL LOT SIZE: 1 acre

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Parcel A does not meet the minimum lot width of 150’

STAFF COMMENTARY:

Department of Development - Planning

Staff recommends the case be postponed for Parcel modification or for the rezoning of the property. Parcel D does not meet the minimum Lot size of 1 acre for A-2 Suburban District. This parcel would need to be either incorporated into Parcel C or rezoned to A-3, which allows for ½-acre parcels.

Department of Development - Engineering

Parcel A, B & C need to provide the necessary strip of land to dedicate a total of 60 foot R.O.W. for Idlewild Pines Road.

Parcels C & D combined need to provide the necessary strips of land to dedicate a total of a 60-foot R.O.W. for Ordone Road.

Upon granting approval of the application, the applicant must then coordinate with the department of engineering by providing plans for the construction of any private drive to access a lot that does not have direct frontage on a public road and drainage improvements.
REVOCATIONS
REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV18-05-003

NAME OF STREET OR ROAD: Unopened portion of Sixth Street, Mandeville

NAME OF SUBDIVISION: Chinchuba

WARD: 4 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located on the east side of N. Causeway Blvd, West of 5th Street, North of Desoto St, South of Marquette Street, Mandeville

SURROUNDING ZONING: HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: Bunky Properties, LLC / Peyton B. Burkhalter

STAFF COMMENTARY:

Planning Comment:
The applicant is proposing to revoke a portion of 6th Street in order to assimilate the property into their adjacent property.

Staff sent a certified letter notifying the Property owner of Lots 11-13, Chinchuba Subdivision Sq. 25, that the revocation process for portion of 6th street adjacent to their property has been initiated. These properties have access via a gravel drive on N. Causeway Blvd. The property owner has ten (10) days to respond, if there is no response, the Parish assumes the property owner has no objection.

Engineering Comment:
This portion of 6th Street has an out fall culvert for a detention pond crossing the N Causeway Blvd. R.O.W. Should the Planning Commission approve the revocation, a private ten (10) foot drainage servitude needs to be established within the R.O.W to properly drain the detention pond.

Recommendation:
The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicants. Staff has no objections to the proposed revocation request subject to the applicants assimilating their portion of the right-of-way into their adjacent properties through the parish’s resubdivision process.
RESUBDIVISION REVIEW
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2018-1068-MRP

NAME OF SUBDIVISION: Lakeshore Villages, Phase 1B

LOTS BEING DIVIDED: A major resubdivision of 20.71 acres of Lakeshore Villages, Phase 1B Lots LL1-LL10 into Ph. 1B lots 1003-1102 & Private R.O.W Parcel

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

PROPERTY LOCATION: The property is located within Lakeshore Villages Ph. 1B, east of I-10, South of N. Ring Rd, North of Oak Harbor Blvd.

ZONING: PUD

PROPERTY OWNER: D.R Horton, Inc. Gulf Coast

STAFF COMMENTARY:

*Department of Development - Engineering*

The petitioner is requesting to reconfigure 10 existing lots within Ph. 1A into 100 garden home lots and a 35’ Private R.O.W parcel. Lakeshore Villages Ph. 1A was recorded in January 2007, because these Lots were included in the original subdivision the Major Resubvision Process is required.

Should the Planning Commission grant Resubdivison Approval the following comments must be resolved before a work order is issued:

**General Comments:**

1. All applicable state, local, and federal permits required for this project must be provided.

2. LADOTD’s approval of the TIA is required.

3. Lakeshore Villages, Phase 1B was not included as part of the proposed phasing plan for the Lakeshore Villages TIA. The TIA must be revised to include phase 1B.

**Resubdivision Plat:**

4. Revise the dedication statement or include a new restrictive covenant to state that the HOA will be responsible for the maintenance of all greenspace areas.

5. Revise the typical section to state that the roadway design will be in accordance with the geotechnical report. Please note that the geotechnical report previously submitted did not include this section of Lakeshore Villages.

**Recommendation:**

The staff has no objections to the proposed resubdivision request.
TENATATIVE SUBDIVISION REVIEW
TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 4, 2018)

CASE NO.: 2018-1055-TP

PROPOSED SUBDIVISION NAME: Lakeshore Village, Phase 4

DEVELOPER: D.R. Horton, Inc. Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Duplantis Design Group, LLC  
16564 East Brewster Road  
Covington, LA 70433

SECTION: 35 and 36  
WARD: 9
TOWNSHIP: 9 South  
PARISH COUNCIL DISTRICT: 13
RANGE: 14 East

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

GENERAL LOCATION: The property is located east of I-10, just north of Lake Pontchartrain and south of Slidell.

SURROUNDING LAND USES:  
North - Single Family Residential  
South - Single Family Residential  
East - Single Family Residential  
West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 158.055

NUMBER OF LOTS: 342  
TYPICAL LOT SIZE: 8,660 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL 1.0
STAFF COMMENTARY:

*Department of Development – Planning & Engineering*

**General Comments:**

1. Parish approval of the roundabout is required, including further discussion of the slip lane design.

2. An agreement regarding the ownership of all roadways and drainage infrastructure within Lakeshore Villages is still outstanding.

3. Parcel C-1 and C-2 were not included in the Traffic Impact Analysis. The TIA must be revised to include these parcels.

4. Parish approval of the TIA is required.

5. LADOTD approval of the TIA and plans is required.

6. Section 125-190(b)(8) requires that wetlands be designated on the tentative plat. Therefore, the developer needs to depict the wetlands on the property, if any, by using either lines of demarcation and/or shading/cross-hatching. However, if there are no wetlands, a notation needs to be depicted on the tentative subdivision plat to that effect.

**Informational Items:**

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.
PRELIMINARY SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 4, 2018)

CASE NO.: 2018-1053-PP

SUBDIVISION NAME: The Preserve at Goodbee Lakes

DEVELOPER: D.R. Horton, Inc. Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Quality Engineering and Surveying, LLC  
1832 Highway 42  
Port Vincent, LA 70726

SECTION: 21  WARD: 1
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

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

GENERAL LOCATION: The property is located north of I-12, east of LA Highway 1077 and north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 75

NUMBER OF LOTS: 91  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: April 3, 2018

STAFF COMMENTARY:

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection of the site was made. The developer and staff are currently in discussions as to the ownership and maintenance of the detention ponds and whether fountains can be installed in Parish ponds or whether the ponds can be privately maintained with public servitudes running through the ponds. These issues must be resolved so that the appropriate action can be taken by the Planning Commission. The staff recommends that
Preliminary submittal be postponed for one month so that these issues and the following extensive revisions and comments can be further addressed before preliminary approval is granted. However, should the Planning Commission grant Preliminary Approval the following comments must be resolved before a work order is issued.

**General Comments:**

1. All applicable state, local, and federal permits required for this project must be provided.
2. Parish approval of the Traffic Impact Analysis and Drainage Impact Study is required.
3. LADOTD approval of the TIA and plans is required before a work order can be issued.
4. A waiver of regulations has been requested by the developer to modify restrictive covenant #9 regarding driveways on corner lots from 60ft to 30ft. A 2/3rds vote of the commission will be required to grant this waiver.
5. A waiver of regulations has been requested by the developer for the use of “T” turnarounds instead of cul-de-sacs. A 2/3rds vote of the commission will be required to grant this waiver.
6. The completed recreational development plan needs to be submitted and approved.
7. Resolution of the detention pond ownership issues.

**Preliminary Plat:**

8. The plat must be signed and stamped by a professional land surveyor.
9. Benchmark information and location must be included on the plat.
10. The subdivision boundary must depict the bearing and distance stated in the legal description.
11. Lot line bearings must be provided for all lot boundaries.
12. The setbacks depicted on the “typical lot detail” must also be included in the restrictive covenants.
13. The hatching used on the plat needs to be cleaned up as there are more types of hatchings used on the plat than indicated in the legend.
14. Multiple drainage servitudes shown on the plat do not correspond to the drainage servitudes shown on the storm drainage sheet. Additionally, neither the servitude shown on the plat nor the storm drainage sheet meet the minimum width required by the Parish.
15. The lift station utility servitude must be shown on the plat. This servitude comment is typical for all required servitudes for this project. For example, all drainage servitudes must be depicted on both the plat and the storm drainage sheet, and all utility servitudes must be depicted on both the plat and the water and sewer layout sheets.
16. The common area dedication must be revised to state that the ponds are to be owned and maintained by St. Tammany Parish. Additionally, fountains are not permitted in Parish maintained ponds.

17. Revise the dedication statement to include who will be responsible for ownership and maintenance of all street name and traffic control signs and posts. Also, include a statement that the HOA is responsible for the maintenance of the sidewalks.

**Traffic Signing and Geometric Layout:**

18. Provide a detail showing how lot 9, 62, and 63 will connect to the “T” turnaround. Staff has concerns with the location of the driveway connection and the tendency of residents to use the “T” turnaround as an extension of their personal drives for parking vehicles. This directly affects the functionality of the “T” turnaround and restricts the ability of motorists to turn around.

19. According to the Traffic Study a right-turn lane is warranted on Hwy 1077, but construction drawings for this turn lane were not included with this plan set.

**Storm Drainage Layout:**

20. Drainage servitudes are required in the common space located at the rear of all lots utilizing split lot drainage. This drainage servitude is missing from lots 31-48. Lots 49-91 and lots 1-4 have a 20ft servitude called out, but the servitude is actually only drawn 10ft wide. In either case, neither a 10 nor 20ft drainage servitude in these locations meets the minimum required width by the Parish.

21. The “typical swale ditch section” does not conform to Parish standards. Public Works requires a 5ft flat area on one side of the swale with a 15ft flat area on the other side of the swale to allow for proper maintenance. The current detail shows the swale starting on the property line which will make maintenance of the swale problematic.

22. Provide labels for the ponds so they can be identified.

23. Provide a weir detail for the overflow weir located in the pond at the end of Goodbee Lakes Drive.

**Sanitary Sewer Layout:**

24. Provide a utility servitude for the sewer force main located outside of the road ROW.

25. Add an additional note stating that identification tape will be required with all sewer lines that are installed.

**Water Utility Details:**

26. Revise the fire hydrant detail to show that a minimum 18 inch clearance between the center of the lowest valve and natural ground.

**Informational Items:**

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

No funded Maintenance Obligation is required since access from a Parish maintained road is not allowed.

**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the June 12, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2018)

CASE NO.: 2018-1057-PP

SUBDIVISION NAME: Bedico Creek Subdivision, Parcel 17

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

ENGINEER/SURVEYOR: Kelly McHugh and Associates
845 Galvez Street
Mandeville, LA 70448

SECTION: 6  WARD: 1
TOWNSHIP: 7 South  PARISH COUNCIL DISTRICT: 1
RANGE: 10 East

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

GENERAL LOCATION: The property is located south of I-12, west of LA Highway #1085 and west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 6.169

NUMBER OF LOTS: 14  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: “A”

TENTATIVE or PUD APPROVAL GRANTED: May 14, 2013

STAFF COMMENTARY:

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site. All infrastructure for this phase of Bedico Creek was previously constructed as part of Bedico Creek, Phase 1D-4. Therefore, it is recommended that Preliminary submittal be approved:
**Informational Items**

No funded Maintenance Obligation is required since this is an extension of a Private Subdivision.

**No Mandatory Developmental fee** is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since a public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the June 12, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 4, 2018)

CASE NO.:  2018-1050-FP

SUBDIVISION NAME:  The Willows

DEVELOPER:  Reiher, LLC  
821 Asbury Drive  
Mandeville, LA 70471

ENGINEER/SURVEYOR:  Richard C. Lambert Consultants  
900 West Causeway Approach  
Mandeville, LA 70471  
John G. Cummings and Associates  
503 N. Jefferson Avenue  
Covington, LA 70433

SECTION:  3  
WARD:  1
TOWNSHIP:  7 SOUTH  
PARISH COUNCIL DISTRICT:  3
RANGE:  10 EAST

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

GENERAL LOCATION:  The property is located north of I-12 at the intersection of LA Hwy #1085 and Willow Bend Drive, and west of Covington.

TOTAL ACRES IN DEVELOPMENT:  17.055

NUMBER OF LOTS:  25  
AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:  Community

ZONING:  PUD

FLOOD ZONE DESIGNATION:  “A” and “C”

STAFF COMMENTARY:

Department of Development – Planning & Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on May 31, 2018. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and the roadside ditches need final grading.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:
**General Comments:**

1. Complete and return a signed copy of the Fill and Grading Statement.

2. Replace the crack filler material in all roadway joints.

3. All outfall drainage servitude widths need to conform to Parish standards with 5ft on one side of the ditch and 15ft on the opposite side of the ditch, plus the width of the ditch. This applies to section B-B

4. Outfall drainage servitudes need to be completely cleared of all trees and underbrush.

5. The final inspection revealed that the constructed pond area differs from the approved preliminary plans. The as-built plans must be revised to accurately depict the location and elevations of the detention pond. Written certification from the engineer of record that the detention area conforms to the approved drainage plan is required.

6. 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.

7. A negative bacteriological report relative to the construction of the project’s water system has not been issued by LDH as required.

**Final Plat:**

8. Restrictive covenant #1 must be revised to state “each lot will not “have” more than one single-family dwelling.”

9. Restrictive covenant #18 must be revised to clarify if only “sheds” are not to exceed 300 square feet or “all accessory buildings.” Exceed is also misspelled and must be corrected.

10. Revise the dedication statement to include who will be responsible for ownership and maintenance of all street name and traffic control signs and posts.

11. Revise the “50ft drainage and access servitude” along the Soap and Tallow Creek to state that this area is a “50ft drainage servitude and no-cut buffer.”

12. Include the active recreation area (8,700 square foot ball field) on the plat.

13. Revise the drainage servitude between lots 19 and 20 to be a “drainage and access” servitude.

14. Remove the callout of a 20ft drainage servitude (Private) from the plat and paving and drainage sheet.

**As-built Master Drainage and Grading Plan:**

15. Remove the proposed walking path from the soap and tallow creek typical section and the typical walking path detail.
16. Show where section E-E is being used or remove this detail.

17. Revise the legend to include an “as-built” call-out. All elevations appear to be required elevations according to the legend.

18. Revise the title of the typical cross-section for B-B from 20ft to 25ft.

19. The drainage swale located above the subsurface drainage on Rue Charlotte is not functioning. Regrade this swale area so that positive flow is established. The subsurface lines and drop inlets appear to have been silted up and must be cleaned out. In accordance with the approval erosion control plan this area needs to be seeded once regraded.

20. Subsurface drainage in the outfall ditch at lots #19/20 need to be installed. A drawing showing this installation needs to be submitted to St. Tammany Parish for review and approval. Once approved the As-Built plans will need to be revised to reflect the additional subsurface drainage.

21. The drainage servitude next to lot 25 cannot use section B-B as the property line for lot 25 is not 5ft inside of the drainage servitude.

Informational Items:

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1868 linear feet x $22.00 per linear foot = $41,100 for a period of two (2) years.

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.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1077 per lot x 25 lots = $26,925.00

Drainage Impact Fee = $1114 per lot x 25 lots = $27,850.00

Fees are due before subdivision plats can be signed.

This subdivision is within the “Urban Growth Boundary Line”.

Revised drawings will not be accepted prior to the June 12, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2018)

CASE NO.: 2018-1051-FP

SUBDIVISION NAME: Perrilloux Trace

DEVELOPER: Coast Builders, L.L.C. d/b/a Sunrise Homes
62250 West End Boulevard
Slidell, LA 70461

ENGINEER/SURVEYOR: Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471

SECTION: 16  WARD: 1
TOWNSHIP: 7 SOUTH  PARISH COUNCIL DISTRICT: 4
RANGE: 10 EAST

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

GENERAL LOCATION: The property is located south of I-12 on Perrilloux Road and west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 10.00

NUMBER OF LOTS: 25  AVERAGE LOT SIZE: 12,358 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A-A4

FLOOD ZONE DESIGNATION: “A” and “C”

STAFF COMMENTARY:

_Department of Development - Engineering_

The developer has requested postponement to the July 10, 2018 meeting.
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 4, 2018)

CASE NO.: 2018-1052-FP

SUBDIVISION NAME: River Park Crossing, Phase 2

DEVELOPER: D.R. Horton, Inc. Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Kelly McHugh and Associates  
845 Galvez Street  
Mandeville, LA 70448

SECTION: 17 and 18  
WARD: 3
TOWNSHIP: 6 SOUTH  
PARISH COUNCIL DISTRICT: 3
RANGE: 11 EAST

TYPE OF DEVELOPMENT: 

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

GENERAL LOCATION: The property is located west of LA Highway 25 at M.P. Planche Road and north of Covington.

TOTAL ACRES IN DEVELOPMENT: 18.26

NUMBER OF LOTS: 79  
AVERAGE LOT SIZE: 7200 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: “C”

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on May 31, 2018. The inspection disclosed that all of the asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:
**General Comments:**

1. Complete and return a signed copy of the Fill and Grading Statement.
2. Blue reflectors need to be installed at all fire hydrant locations.
3. As-built plans for the widening of M.P. Planche Road must be provided as part of this submittal.
4. The widened portion of M.P. Planche Road must be striped in accordance with the MUTCD and this striping must be included on the as-built plans.
5. Revise all sheets to show the footprint of phase 2.
6. Revise the title block on all sheets to state River Park Crossing, Phase 2.

**Final Plat:**

7. Restrictive covenant #4 must be revised to state “any drainage servitude.”
8. Revise the dedication statement to include who will be responsible for ownership and maintenance of all street name and traffic control signs and posts.

**As-built Paving and Drainage Plan:**

9. Provide a cross-section of the detention pond.
10. Provide as-built elevations for the pond bottom.
11. Provide as-built elevations for the existing drainage servitudes showing that the ditches have positive flow and that they flow according to the approved drainage plan.

**As-built Sewer and Water Plan:**

12. Remove all “Plug and tie in here” callouts as this work has been completed.

**As-built SWPPP & Signage Plan:**

13. Add “All-Way” plaques to the stop signs at the intersection of Highland Heights Drive and Crestview Hills Loop. Update the signage legend to include this information.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2816 linear feet x $22.00 per linear foot = $61,900 for a period of two (2) years.

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.
**Mandatory Developmental Fees** are required as follows:

Road Impact Fee = $1077 per lot x 79 lots = $85,083.00

Drainage Impact Fee = $1114 per lot x 79 lots = $88,006

Fees are due before subdivision plats can be signed.

This subdivision is within the “Urban Growth Boundary Line.”

Revised drawings will not be accepted prior to the June 12, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 4, 2018)  

CASE NO.: 2018-1058-FP  

SUBDIVISION NAME: Bedico Creek, Parcel 17  

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

ENGINEER/SURVEYOR: Kelly McHugh and Associates  
845 Galvez Street  
Mandeville, LA 70448  

SECTION: 6  
TOWNSHIP: 7 South  
RANGE: 10 East  
WARD: 1  
PARISH COUNCIL DISTRICT: 1  

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

GENERAL LOCATION: The property is located south of I-12, west of LA Highway #1085 and west of Madisonville.  

TOTAL ACRES IN DEVELOPMENT: 6.169  

NUMBER OF LOTS: 14  
AVERAGE LOT SIZE: Varies  

SEWER AND WATER SYSTEMS: Central  

ZONING: PUD  

FLOOD ZONE DESIGNATION: “A”  

STAFF COMMENTARY:  

Department of Development - Engineering  

Periodic inspections have been made by this office during construction and the final inspection was made on May 31, 2018. The inspection disclosed that all of the infrastructure was previously constructed as part of Phase 1D-4 and the Warranty Obligation has been released.  

General Comments:  

1. Complete and return a signed copy of the Fill and Grading Statement.
2. Include the typical roadway section from Phase 1D-4 on the final plat and the as-built paving and drainage plan.

3. 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.

4. A negative bacteriological report relative to the construction of the project’s water system has not been issued by LDH as required.

**Final Plat:**

5. Restrictive covenant #4 must be revised to state “any drainage servitudes.”

6. Revise the dedication statement to include who will be responsible for ownership and maintenance of all street name and traffic control signs and posts.

7. Include “Phase 1D-4” in front of the existing roadway label.

8. Provide documentation showing that cut and fill is being accounted for in Parcel 17.

**As-built Paving and Drainage Plan:**

9. Revise the drainage arrows on lots 216-218 to correctly indicate the flow direction.

10. A portion of the subsurface drainage system appears to be missing in front of lots 216 and 215. Revise this sheet to include this information.

**As-built Sewer and Water Plan:**

11. Provide justification as to why some of the sewer manhole invert elevations were “unable to be shot.”

**Informational Items:**

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.

No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the “Urban Growth Boundary Line.”

Revised drawings will not be accepted prior to the June 12, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
OLD BUSINESS
June 4, 2018

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

Re: Enter Parish ROW - Res. No. 17-091
Specifically Unopened Portion of Riverhill Court
Abita River Estates Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on September 12, 2017.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached email dated May 25, 2018 (12:51PM).

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

ACTION REQUIRED: Extend adoption date to June 12, 2018 thereby extending the six (6) month submittal of documentation to December 12, 2018 and the completion date to June 12, 2020.

The Department of Development - Engineering has no objection to the extension.

Sincerely,

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

Attached: Email from Ms. Weigand dated May 25, 2018

xc: Honorable David Fitzgerald  Ms. Kelly Rabalais  Mr. Glenn Delatte
    Mr. Sidney Fontenot  Ms. Erin Stair  Mr. Earl J. Magner
    Ms. Leslie Long  Ms. Cara Bartholomew  Ms. Jan Pavur
    Ms. Diane Weigand
Diane,

As per your request, we will add this case to the agenda for the June 12, 2018 Planning Commission meeting for an extension of time.

Thanks,

Jay B. Watson, P.E.
Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: jwatson@stpgov.org
www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.
June 4, 2018

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

Re: Lots #160-#173 - Moneyhill Plantation, Phase 2B
   Revise 20 foot driveway servitude to a 35 foot driveway servitude

Honorable Commissioners,

The above captioned Act of Correction has been reviewed by the Department of Development - Engineering and no objection is offered.

Therefore, it is recommended that the Act of Correction be approved.

Sincerely,

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

Enclosure: Act of Correction, email from Mr. Eddie Powell, one (1) drawing and Recorded Plat

xc: Honorable Richard Tanner
    Mr. Sidney Fontenot
    Ms. Erin Stair
    Mr. Earl J. Magner
    Ms. Cara Bartholomew
    Ms. Mimi Dosset
    Mr. Eddie Powell
    Mr. Jeff Schoen
ACT OF CORRECTION
OF SUBDIVISION PLAT

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

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State of Louisiana, and the Parish of St. Tammany,

PERSONALLY CAME AND APPEARED:

George Brent Nobles, REGISTERED PROFESSIONAL LAND SURVEYOR

Who begin first duly sworn by me, did depose and state that:

After further examination of the official subdivision plat for Money Hill Plantation – Phase 2B Subdivision recorded January 5, 1999, filed as Map File No. 1693, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered that a correction needs to be made to said plat.

Lots 161 thru 173 currently contain a 20’ driveway servitude that is not sufficient in size to accommodate the proposed configuration of the access driveways for these lots.

In order to correct the recorded Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for Money Hill Plantation – Phase 2B as follows:

Lots 161 thru 173 shall contain a 35’ driveway servitude per the attached exhibit (Sheet C0.0 – Driveway Servitude Exhibit for Money Hill Plantation – Phase 2B, New Driveway for Lots 161-173, drawn by Kyle Associates, LLC, dated 05/xx/2018).

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. 1693, to serve as the occasion may require.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES TO FOLLOW]
THUS DONE AND PASSED at ______________, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the ______ day of ______________, 2018.

__________________________
WITNESS

__________________________
WITNESS

__________________________
George Brent Nobles
PROFESSIONAL LAND SURVEYOR
Louisiana Registered, P.L.S. 4896

__________________________
WITNESS

Notary Public
Notary I.D./Bar No. (As Applicable): ________________
My commission expires: ________________

__________________________
Notary I.D./Bar No. (As Applicable): ________________
My commission expires: ________________

__________________________
Notary I.D./Bar No. (As Applicable): ________________
My commission expires: ________________

__________________________
Notary I.D./Bar No. (As Applicable): ________________
My commission expires: ________________

__________________________
Notary I.D./Bar No. (As Applicable): ________________
My commission expires: ________________
THUS DONE AND PASSED at ________________, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the ______ day of ______________, 2018.

ST. TAMMANY PARISH GOVERNMENT

BY:

PATRICIA P. BRISTER
PARISH PRESIDENT

WITNESS

WITNESS

Notary Public
Notary I.D./Bar No. (As Applicable): ___

____, Louisiana

My commission expires: ______________
Jay/Ron,

Following up on a conversation you had with Jeff Schoen and Mimi Dossett.....we are going to get a revised plat showing the enlarged driveway servitude on the affected lots but I wanted to make sure the plat could be a portion of the overall Phase 2B and does not have to be the entire Phase 2B. The affected lots are 160 thru 173. Nothing else within Phase 2B would be revised so I would hope we could issue a map that only covers these lots.

Please confirm ASAP so we can get with the surveyor to get this done for the May 31\textsuperscript{st} submittal deadline.

Thanks,
Eddie

James E. Powell, Jr., P.E., P.L.S.
Vice President – Engineering Operations
Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471
(985) 727-9377, ext 202
(225) 802-9845 (cell)
MONEY HILL PLANTATION - PHASE 2B
NEW DRIVEWAY FOR LOTS 161-173
ABITA SPRINGS, LOUISIANA

DRIVEWAY SERVITUDE EXHIBIT