

**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  
Owner: Mark & Glen Holley    Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Gene Bellisario  
**(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**

**REVOCAION/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

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**June 12, 2018**  
**MANDEVILLE, LOUISIANA**

**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  
Debtor: Diane Weigand Parish Council District Representative: Hon. David Fitzgerald  
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

Owner: Mark & Glen Holley Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

**(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

Owner: Equitana Farms, LLC Surveyor: J.V. Burkes & Associates, Inc

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**

**ST. TAMMANY PARISH PLANNING COMMISSION  
May 8, 2018 MINUTES (CONT.)**

**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**

**REVOCAATION/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**

**ST. TAMMANY PARISH PLANNING COMMISSION  
May 8, 2018 MINUTES (CONT.)**

**TENTATIVE SUBDIVISION REVIEW  
2017-839-TP**

Lone Oak Park, Phase 2, Ward 8, District 14

Developer/Owner: Marc Grimaldi Engineer: J.V. Burkes & Associates, Inc.

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)**

**ST. TAMMANY PARISH PLANNING COMMISSION  
May 8, 2018 MINUTES (CONT.)**

**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**

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**Dave Manella  
Planning Commission Chairman**

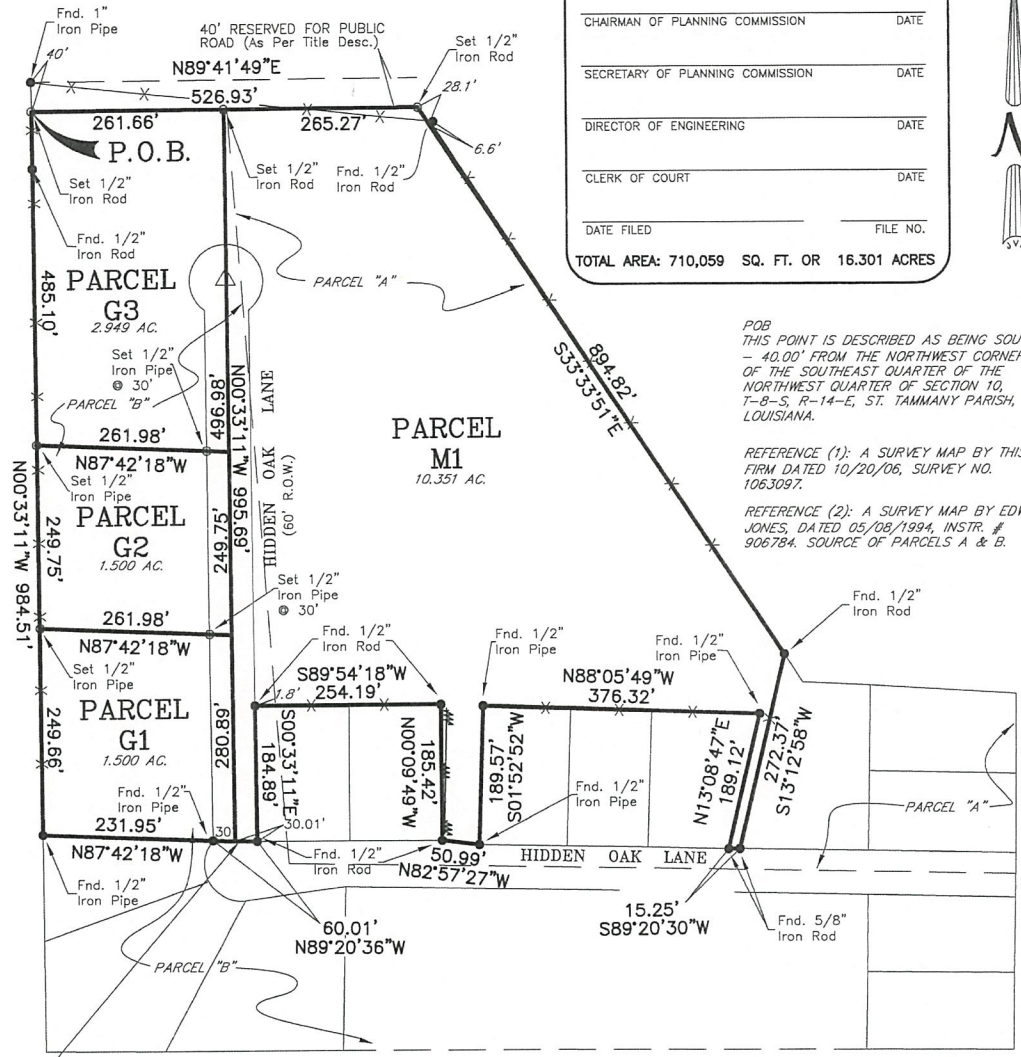


# **MINOR SUBDIVISIONS**



APPROVED:

|   |          |
|---|----------|
| CHAIRMAN OF PLANNING COMMISSION             | DATE     |
| SECRETARY OF PLANNING COMMISSION            | DATE     |
| DIRECTOR OF ENGINEERING                     | DATE     |
| CLERK OF COURT                              | DATE     |
| DATE FILED                                  | FILE NO. |
| TOTAL AREA: 710,059 SQ. FT. OR 16.301 ACRES |          |



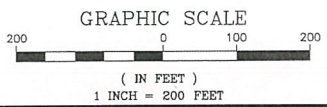
POB  
THIS POINT IS DESCRIBED AS BEING SOUTH  
- 40.00' FROM THE NORTHWEST CORNER  
OF THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 10,  
T-8-S, R-14-E, ST. TAMMANY PARISH,  
LOUISIANA.

REFERENCE (1): A SURVEY MAP BY THIS  
FIRM DATED 10/20/06, SURVEY NO.  
1063097.

REFERENCE (2): A SURVEY MAP BY EDWARD  
JONES, DATED 05/08/1994, INSTR. #  
906784. SOURCE OF PARCELS A & B.

END OF PUBLIC MAINTENANCE.  
(PER STP DEPT. OF PUBLIC WORKS)

- LEGEND
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - ⊕ Cross



BUILDING SETBACKS  
(\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: HIDDEN OAK LANE

I CERTIFY THAT THIS PLAN DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0410 D  
F.I.R.M. Date 4/21/99  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20170796

DATE:  
1/19/18

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

SURVEYING      ENGINEERING      ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075      Fax: 985-649-0154

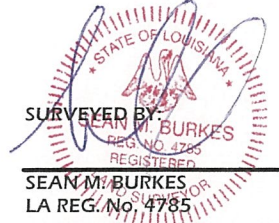
DRAWN BY: JDL      CHECKED BY: RMK

SCALE:  
1" = 200'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A MINOR SUBDIVISION MAP OF A PORT. OF  
PARCELS A & B INTO PARCELS M1 ,G1, G2 & G3 IN  
SECTION 10, T-8-S, R-14-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED  
TO: GLEN AND MARK HOLLEY





FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference:

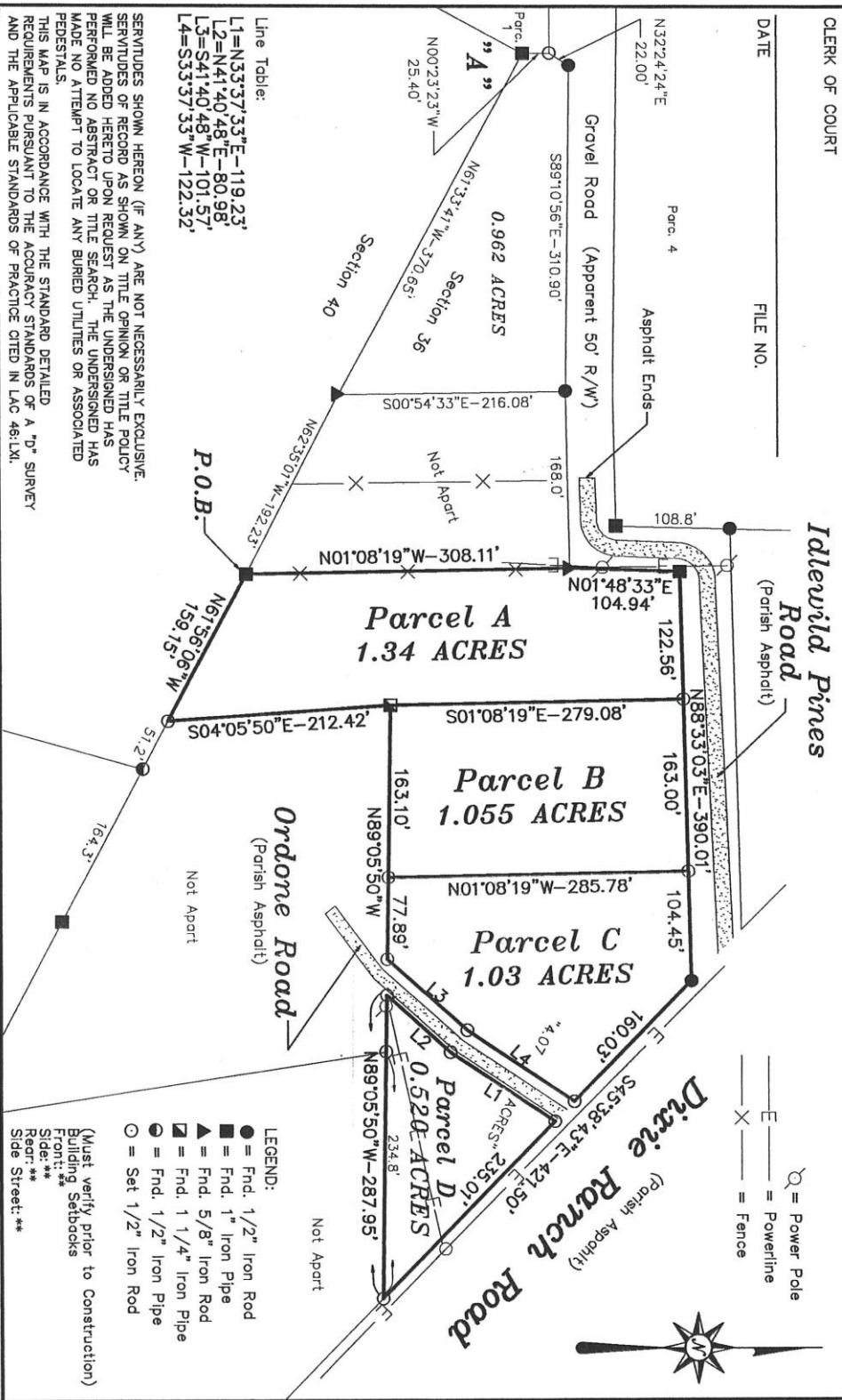
- 1) A Survey plat by J.V. Burkes, Map File No. 338B, Clerk of Courts Office
- 2) A Survey Plat by Clinton Lovell of 9, 0.984 & 4, 094 Acre Parcel of Land
- 3) A Survey Map by Bruce Pope, Dated 11-11-1998, #66659
- 4) A Deed of a 2.0 Acre Parcel of Land in Inst. #1052241, Clerk of Courts Office

Reference calls not shown

A Minor Subdivision of a 4.07 Acre Parcel of Land, into Parcels A, B, C & D, situated in Section 36, T-8-S, R-13-E, St. Tammany Parish, Louisiana

Point "A" is reported to be the NW Corner of Section 40, T-8-S, R-13-E, St. Tammany Parish, Louisiana

Bearings shown Refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS



Line Table:

L1=N33°37'33"E-119.23'  
 L2=N41°40'48"E-80.98'  
 L3=S41°40'48"W-101.57'  
 L4=S33°37'33"W-122.32'

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1" Iron Pipe
- ▲ = Fnd. 5/8" Iron Rod
- ▣ = Fnd. 1 1/4" Iron Pipe
- = Fnd. 1/2" Iron Pipe
- = Set 1/2" Iron Rod

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

MAP PREPARED FOR **CYNTHIA KING & BRENDA FRANKLIN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-8-S, R-13-E, ST. TAMMANY PARISH, LA.

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

**LAND SURVEYING LLC**  
 518 N. Columbia Street, Covington, LA 70433  
 (985) 892-6271 office (985) 898-0355 fax  
 landsurl@bellsouth.net email

**BRUCE M. BUTLER, III**  
 License No. 4894  
 PROFESSIONAL SURVEYOR  
 CERTIFIED CORRECT  
 4-18-2018

SCALE: 1" = 130' DATE: 3-5-2018 NUMBER: 18705

# **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 5<sup>th</sup> 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 6<sup>th</sup> Street in order to assimilate the property into their adjacent property.

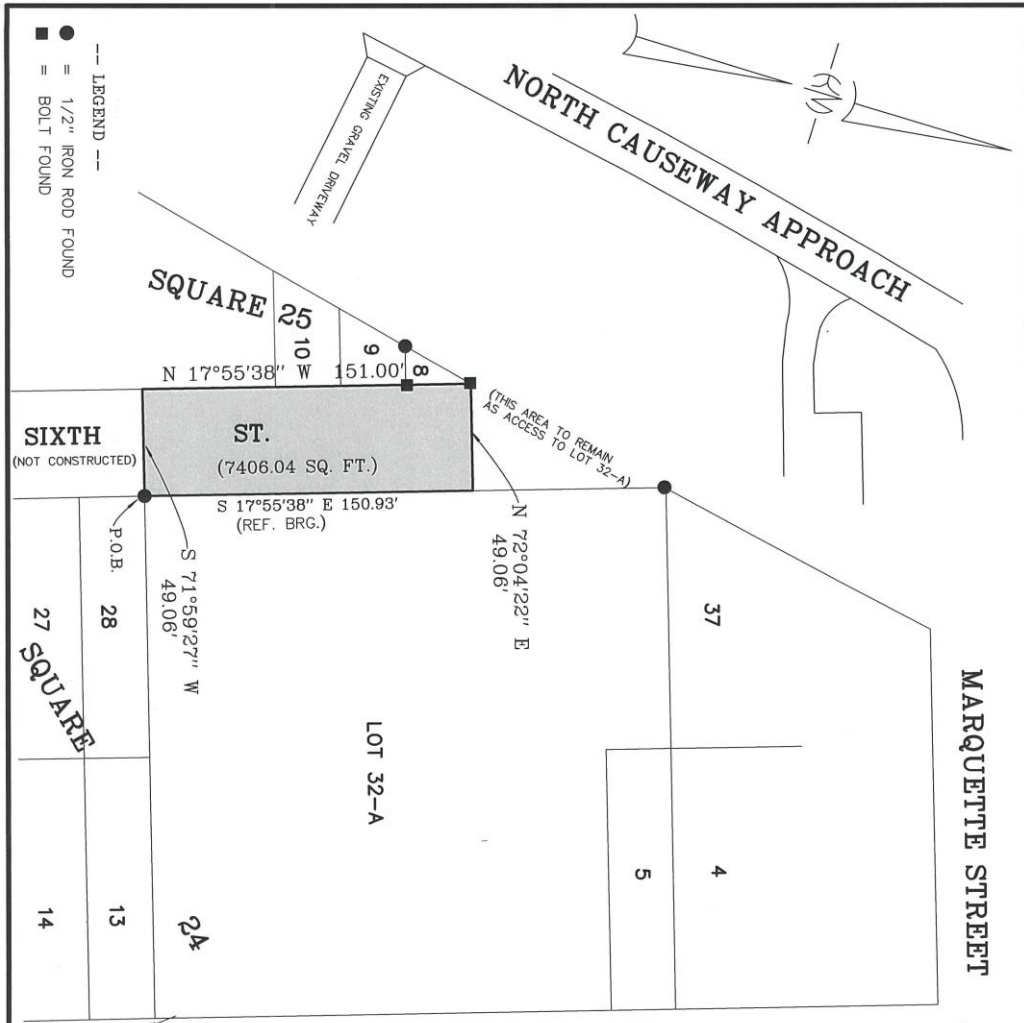
Staff sent a certified letter notifying the Property owner of Lots 11-13, Chinchuba Subdivision Sq. 25, that the revocation process for portion of 6<sup>th</sup> street adjacent to their property has been initiated. These properties have access via a gravel drive on N. Causeway Blvd. The property owner 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 6<sup>th</sup> 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.



--- LEGEND ---  
 ● = 1/2" IRON ROD FOUND  
 ■ = BOLT FOUND

FIFTH STREET (ASPHALT)

MARQUETTE STREET

**Legal Description**  
 of a certain parcel of ground situated in Chinchuba Subdivision, St Tammany Parish, Louisiana, and more fully described as follows:  
 Commence at the Southwest corner of Lot 32-A, Square 24 and the POINT OF BEGINNING and measure South 71°59'27" West a distance of 49.06 feet to a point; Thence North 17°55'38" West a distance of 150.93 feet to a point; Thence North 72°04'22" East a distance of 49.06 feet to a point; Thence South 17°55'38" East a distance of 150.93 feet to the POINT OF BEGINNING, and containing 7,406.04 square feet or 0.1700 acre(s) of land, more or less.

PREPARED FOR:  
**BUNKY PROPERTIES LLC,  
 WHITNEY BANK, AND FIRST  
 AMERICAN TITLE INSURANCE  
 COMPANY OF LOUISIANA.**

**KELLY J. McHUGH & ASSOC., INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 70401

- REFERENCES:**
1. PLAT OF CHINCHUBA SUBDIVISION BY ROBERT A. BERLIN FILED DEC. 1956, AS MAP FILE NO. 130A.
  2. SURVEY BY JOHN E. BONNEAU DATED 10-03-2000, NO. 2000-611
  3. PLAT OF A RESUBDIVISION BY THIS FIRM FILED 08-29-2017, MAP FILE NO. 5667D

**NOTE:**  
 NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY THE LOCATION OF THE POINT OF BEGINNING OR THE BOUNDARIES OF THIS PROPERTY WITH THE ORIGINAL SURVEY RECORDS OR WITH THE RECORDS OF THE DISTRICT ENGINEER, THOSE FILED IN THE DISTRICT OFFICE.



*Kelly J. McHugh*  
 Kelly J. McHugh, REG. NO. 4443  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND CORRELATING WITH THE RECORDS OF THE DISTRICT ENGINEER, THIS SURVEY IS A CLASS "C" SURVEY. RED STAMP SHOWS CORRECT PLAT.

BOUNDARY SURVEY OF:  
**REVOCATION OF AN  
 UNOPENED PORTION OF SIXTH STREET  
 CHINCHUBA SUBDIVISION,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA.**

|                 |                 |
|-----------------|-----------------|
| SCALE: 1" = 60' | DATE: 05-25-18  |
| DRAWN: DRJ      | JOB NO.: 03-583 |
| REVISED:        |                 |



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

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**



**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 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.



**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**



**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.: 2018-1052-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.



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**



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

June 4, 2018

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

OLD BUSINESS

*June 12, 2018 Agenda*

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          |                      |                    |



## Shelby R. Vorenkamp - Development

---

**From:** Jay Watson  
**Sent:** Friday, May 25, 2018 1:32 PM  
**To:** Diane Weigand  
**Cc:** Shelby R. Vorenkamp - Development; Cara L. Bartholomew  
**Subject:** RE: Request for Extension

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](mailto:jwatson@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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

**From:** Diane Weigand <[dianeweigand@outlook.com](mailto:dianeweigand@outlook.com)>  
**Sent:** Friday, May 25, 2018 12:51 PM  
**To:** Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Subject:** Request for Extension

Jay: Kindly add my request to enter the Parish ROW to the agenda on the June 12, 2018 meeting as "old business". It is doubtful at this time, that I will be able to produce all required documentation requested by the Planning Commission by the June 7th deadline.

Thank you.

Respectfully,

Diane Weigand  
(225) 328-9212



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

June 4, 2018

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

OLD BUSINESS  
*June 12, 2018 Agenda*

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,

A handwritten signature in blue ink, appearing to read "J. Watson".

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**

\_\_\_\_\_  
**George Brent Nobles**  
**PROFESSIONAL LAND SURVEYOR**  
**Louisiana Registered, P.L.S. 4896**

\_\_\_\_\_  
**WITNESS**

\_\_\_\_\_  
**Notary Public**  
**Notary I.D./Bar No. (As Applicable):** \_\_\_\_\_  
\_\_\_\_\_, Louisiana  
**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**

\_\_\_\_\_  
**WITNESS**

**BY:** \_\_\_\_\_  
**PATRICIA P. BRISTER**  
**PARISH PRESIDENT**

\_\_\_\_\_  
**WITNESS**

\_\_\_\_\_  
**Notary Public**  
**Notary I.D./Bar No. (As Applicable):** \_\_\_\_\_  
\_\_\_\_\_, Louisiana  
**My commission expires:** \_\_\_\_\_

**From:** Eddie Powell <[epowell@kyleassociates.net](mailto:epowell@kyleassociates.net)>  
**Sent:** Tuesday, May 22, 2018 12:13 PM  
**To:** Ron Keller <[rkeller@stpgov.org](mailto:rkeller@stpgov.org)>; Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Subject:** Moneyhill Parkway - revised driveway servitude

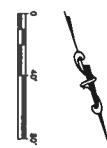
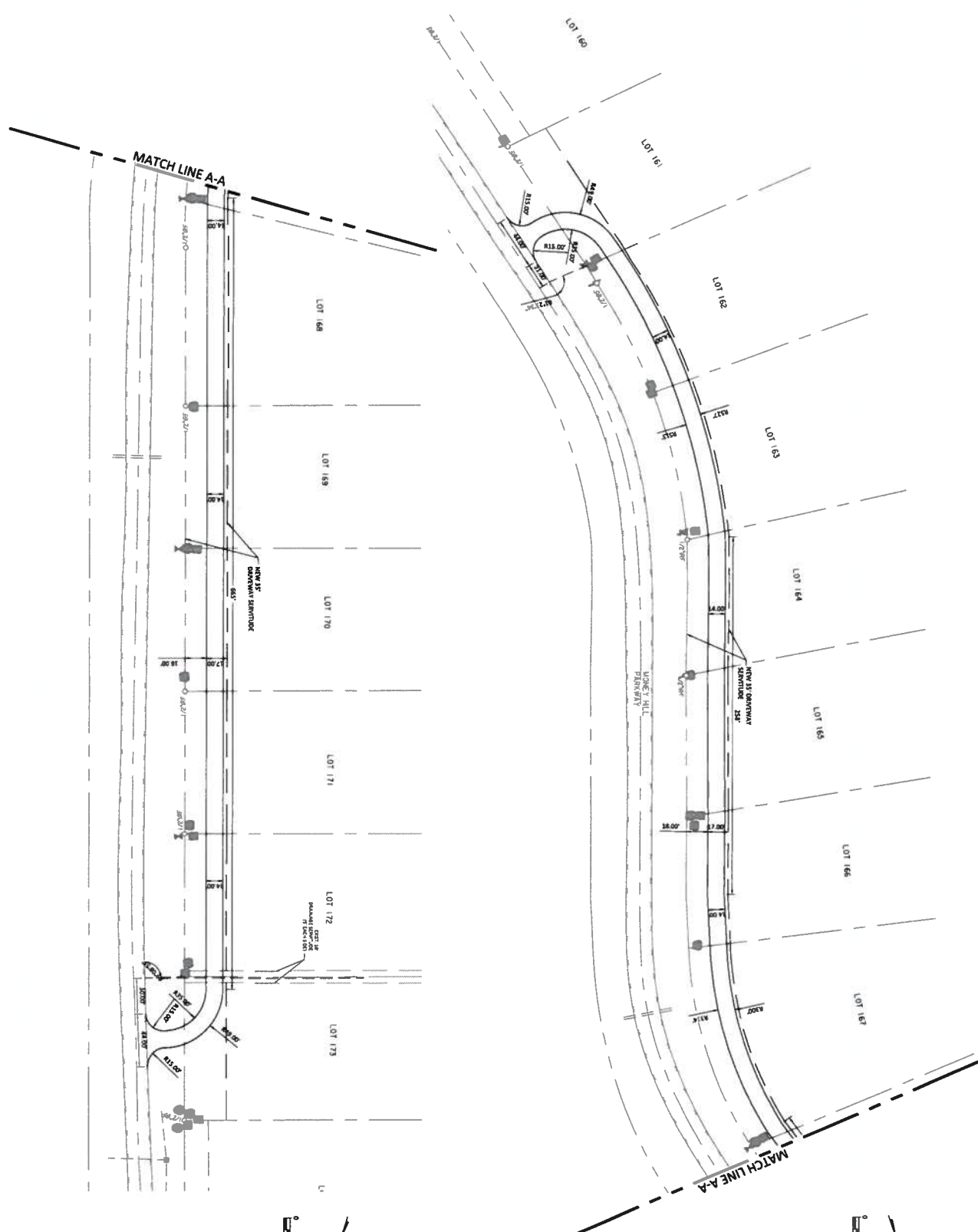
Jay/Ron,

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<sup>st</sup> 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)



CO.0

**Kyle Associates, LLC**  
 Planning, Engineering, and Landscaping  
 430 Village Lane N., Metairie, LA 70001 • 504.737.9377



| REVISIONS |            |                            |       |      |
|-----------|------------|----------------------------|-------|------|
| NO        | DATE       | DESCRIPTION                | APP'D | DATE |
| 1         | 05/18/2018 | REVISED DRIVEWAY SERVITUDE | JEP   |      |

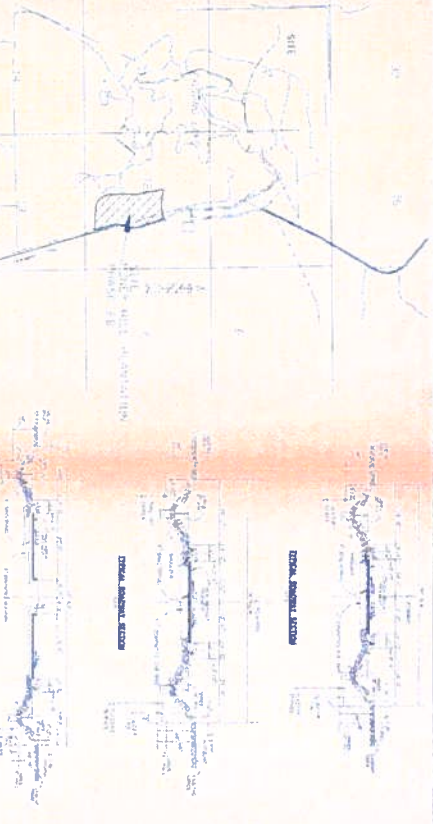
**MONEY HILL PLANTATION - PHASE 2B**  
**NEW DRIVEWAY FOR LOTS 161-173**  
 ABITA SPRINGS, LOUISIANA

**DRIVEWAY SERVITUDE EXHIBIT**

|                      |                  |
|----------------------|------------------|
| SCALE: (2) 3/4" = 1' | DESIGNED BY: JEP |
| SCALE: (1) 1/4" = 1' | DRAWN BY: MMM    |
| DATE: 05/18/2018     | CHECKED BY: JEP  |
| JOB NO: 18027        |                  |

PLANNING, ENGINEERING, AND LANDSCAPING  
 430 VILLAGE LANE N., METAIRIE, LA 70001

**MONEY HILL PLANTATION PHASE 2B**  
**PORTION OF SECTION 12,**  
**T 6 S., R 12 E**



**GENERAL NOTES:**

1. THIS PLAN IS A PART OF A LARGER PLAN FOR THE DEVELOPMENT OF SECTION 12, T 6 S., R 12 E, AND SHOULD BE REFERRED TO AS SUCH.
2. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE LARGER PLAN.
3. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE LARGER PLAN.
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9. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE LARGER PLAN.
10. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE LARGER PLAN.

| LOT NO. | ACRES | AREA   | PERCENTAGE |
|---------|-------|--------|------------|
| 138     | 0.15  | 10,400 | 0.15       |
| 139     | 0.15  | 10,400 | 0.15       |
| 140     | 0.15  | 10,400 | 0.15       |
| 141     | 0.15  | 10,400 | 0.15       |
| 142     | 0.15  | 10,400 | 0.15       |
| 143     | 0.15  | 10,400 | 0.15       |
| 144     | 0.15  | 10,400 | 0.15       |
| 145     | 0.15  | 10,400 | 0.15       |
| 146     | 0.15  | 10,400 | 0.15       |
| 147     | 0.15  | 10,400 | 0.15       |
| 148     | 0.15  | 10,400 | 0.15       |
| 149     | 0.15  | 10,400 | 0.15       |
| 180     | 0.15  | 10,400 | 0.15       |
| 181     | 0.15  | 10,400 | 0.15       |
| 182     | 0.15  | 10,400 | 0.15       |
| 183     | 0.15  | 10,400 | 0.15       |
| 184     | 0.15  | 10,400 | 0.15       |
| 185     | 0.15  | 10,400 | 0.15       |
| 186     | 0.15  | 10,400 | 0.15       |
| 187     | 0.15  | 10,400 | 0.15       |
| 188     | 0.15  | 10,400 | 0.15       |
| 189     | 0.15  | 10,400 | 0.15       |
| 190     | 0.15  | 10,400 | 0.15       |
| 191     | 0.15  | 10,400 | 0.15       |
| 192     | 0.15  | 10,400 | 0.15       |
| 193     | 0.15  | 10,400 | 0.15       |
| 194     | 0.15  | 10,400 | 0.15       |
| 195     | 0.15  | 10,400 | 0.15       |
| 196     | 0.15  | 10,400 | 0.15       |
| 197     | 0.15  | 10,400 | 0.15       |
| 198     | 0.15  | 10,400 | 0.15       |
| 199     | 0.15  | 10,400 | 0.15       |

**RECORDED**  
**PLAN**

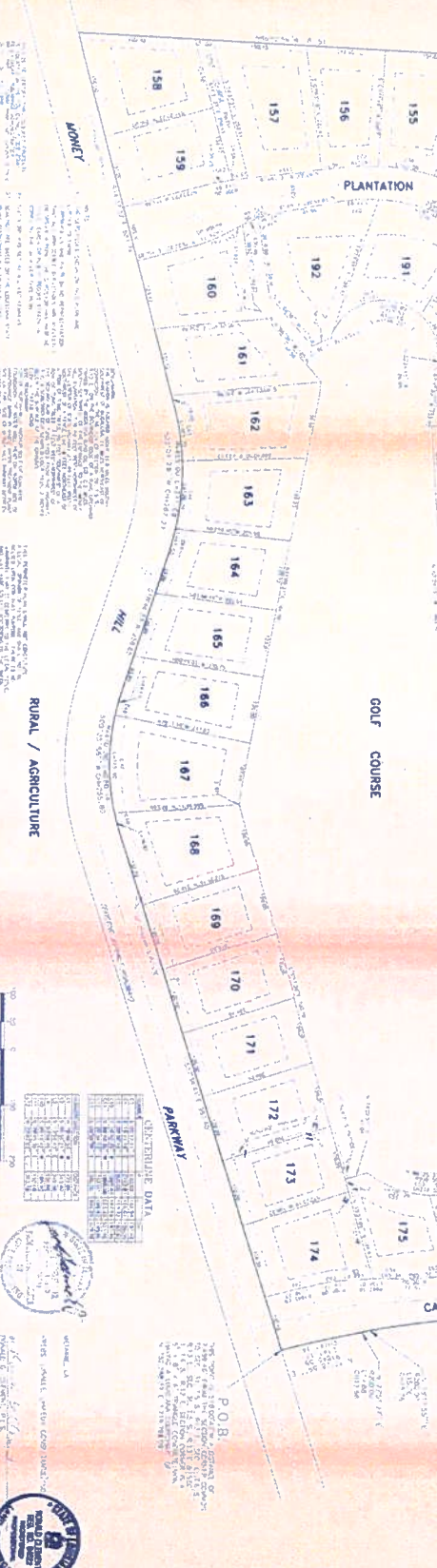
DATE: 11/19/99  
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**FINAL PLAN**

**MONEY HILL PLANTATION PHASE 2B**  
**PORTION OF SECTION 12**  
**DISTRICT 6, R. 12 E. WARD 6**  
**ST. TAMMANY PARISH, LA.**

**KEERS, LASALLE, LAMIEUX CONSULTANTS, INC.**  
 ENGINEERING - PLANNING - SURVEYING - HYDROLOGY - ENVIRONMENTAL  
 2102 N. COLBY STREET, SUITE 1000, MONROE, LA 70132  
 PHONE: (504) 335-1100 FAX: (504) 335-1101  
 E-MAIL: info@kllc.com

DATE: 11/19/99  
 TIME: 11:19 AM



**GENERAL NOTES:**

1. THIS PLAN IS A PART OF A LARGER PLAN FOR THE DEVELOPMENT OF SECTION 12, T 6 S., R 12 E, AND SHOULD BE REFERRED TO AS SUCH.
2. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE LARGER PLAN.
3. THE LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SHOWN ON THE LARGER PLAN.
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