

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - WEDNESDAY, NOVEMBER 9, 2016
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

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 OCTOBER 11, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2016-448-MSP

An 11.549 acre parcel into Lots 1 thru 5, Ward 3, District 3
Owner: James & Richard Core Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

2016-449-MSP

Lot 4 into lots 4A & 4B, Ward 4, District 5
Owner: Archdiocese of New Orleans Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

2016-457-MSP

A 14.463 acre parcel into parcels A thru E, Ward 6, District 6
Owner: Ethan Polk, et al. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 9, 2016
MANDEVILLE, LOUISIANA

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-393-TP

Perriloux Trace, Ward 1, District 1

Developer/Owner: Perriloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting, Inc.

Parish Council District Representative: Hon. Marty Dean

(POSTPONED AT THE OCTOBER 11, 2016 MEETING)

(Since this case has been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

PRELIMINARY SUBDIVISION REVIEW

2016-384-PP

Pontchartrain Medical Park, Ward 4, District 5

Developer/Owner: Voelkel/McWilliams Construction Co. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

(POSTPONED AT THE OCTOBER 11, 2016 MEETING)

2016-425-PP

The Preserve at River Chase, Ward 1, District 1

Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering, L.L.C.

Parish Council District Representative: Hon. Marty Dean

(POSTPONED AT THE OCTOBER 11, 2016 MEETING)

2016-453-PP

Village at Pelican Trace, Ward 4, District 7

Developer/Owner: Jimmy Shields Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Jacob Groby

2016-454-PP

Abita Lakes, Phase 3B2, Ward 10, District 6

Developer/Owner: Abita Lakes, L.L.C. Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Richard Tanner

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 9, 2016
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

2016-426-FP

River Park Crossing, Phase 1, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

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

(POSTPONED AT THE OCTOBER 11, 2016 MEETING)

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE DECEMBER MEETING)

2016-450-FP

Bedico Creek, Parcel F, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

2016-451-FP

Hidden Creek, Phase 2, Ward 1, District 3

Developer/Owner: Hidden Creek, L.L.C. Engineer: Myer Engineering

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

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix "B", of Chapter 40, amending Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, to provide for modifications thereto.

OLD BUSINESS

Pittman Place, Ward 8, District 9

Developer/Owner: Pittman Place, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

(Request by developer to amend the final subdivision plat restrictive covenants)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 11, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

DRAFT

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

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ROLL CALL

Present: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Absent:

Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Fitzmorris.

APPROVAL OF THE SEPTEMBER 13, 2016 MINUTES

Davis moved to approve, second by Richard.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (9th Street), Ward 3, District 2

Request to enter Parish right-of-way for the purpose of laying and connecting to sewer and water lines

Debtor: Carwash Revive, L.L.C. Parish Council District Representative: Hon. Dennis Sharp

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jordan Williams/Carwash Revive LLC

Opposition: none

OCTOBER 11, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

MINOR SUBDIVISIONS

2016-433-MSP

A 5 acre parcel into parcels A & B, Ward 8, District 9

Owner: Sandra Repath Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellasario

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sandra Repath/owner Opposition: none

Cazaubon moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

2016-430-MRP

Pineview Heights, Sq. 6, lot 7 into lots 7-A & 7-B, Ward 4, District 7

Petitioner: Joseph & Debra Sicard Surveyor: John G. Cummings & Associates, Inc.

Owner: Joseph & Debra Sicard Parish Council District Representative: Hon. Jacob Groby

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Debra Sicard/owner Opposition: none

Davis moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

DORMANT SUBDIVISION REVIEW

OCTOBER 11, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

Fitzmorris moved to postpone, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

2016-424-PP

Money Hill Plantation, Phase 7B "Hidden Lake", Ward 6, District 6

Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sean Burkes/JV Burkes Opposition: none

Randolph moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain: Mannella

2016-425-PP

The Preserve at River Chase, Ward 1, District 1

Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering, L.L.C.

Parish Council District Representative: Hon. Marty Dean

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

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

Lorren moved to postpone, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

2016-426-FP

River Park Crossing, Phase 1, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

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

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell Opposition: none

OCTOBER 11, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

Randolph moved to postpone, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD06-12-047F

Pruden Creek, Ward 3, District 3

Developer/Owner: Pruden Creek Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

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

(Request by developer to waive a portion of the 5' no access servitude for lot 40)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: David Weber/Pruden Creek Partners Opposition: none

Davis moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph

Nay:

Abstain:

NEW BUSINESS

Zoning Commission meeting date moved to Wednesday, November 2nd due to early voting.

Planning Commission meeting date moved to Wednesday, November 9th due to Presidential Election holiday.

Red Thompson's mother passed, services are Friday from 12-2pm at Fielding.

Dave Doherty's surgery was today, will send updates as we hear.

ADJOURNMENT

Mr. Dave Mannella
Chairman

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-448-MSP

OWNER/DEVELOPER: James & Richard Core

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 29 WARD: 3
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 11 East

TYPE OF DEVELOPMENT: ☐ 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 on the north side of Regina Coeli Road
 approximately ½ north of the intersection with U.S. Highway 190, north
 of Covington, Louisiana.

SURROUNDING LAND USES: Industrial and undeveloped property

TOTAL ACRES IN DEVELOPMENT: 11.549

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 2 - 3+ acres

ZONING: I-1 Industrial

REASONS FOR PUBLIC HEARING: More than one (1) parcel is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five lots from an 11.549 acre parent parcel and since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

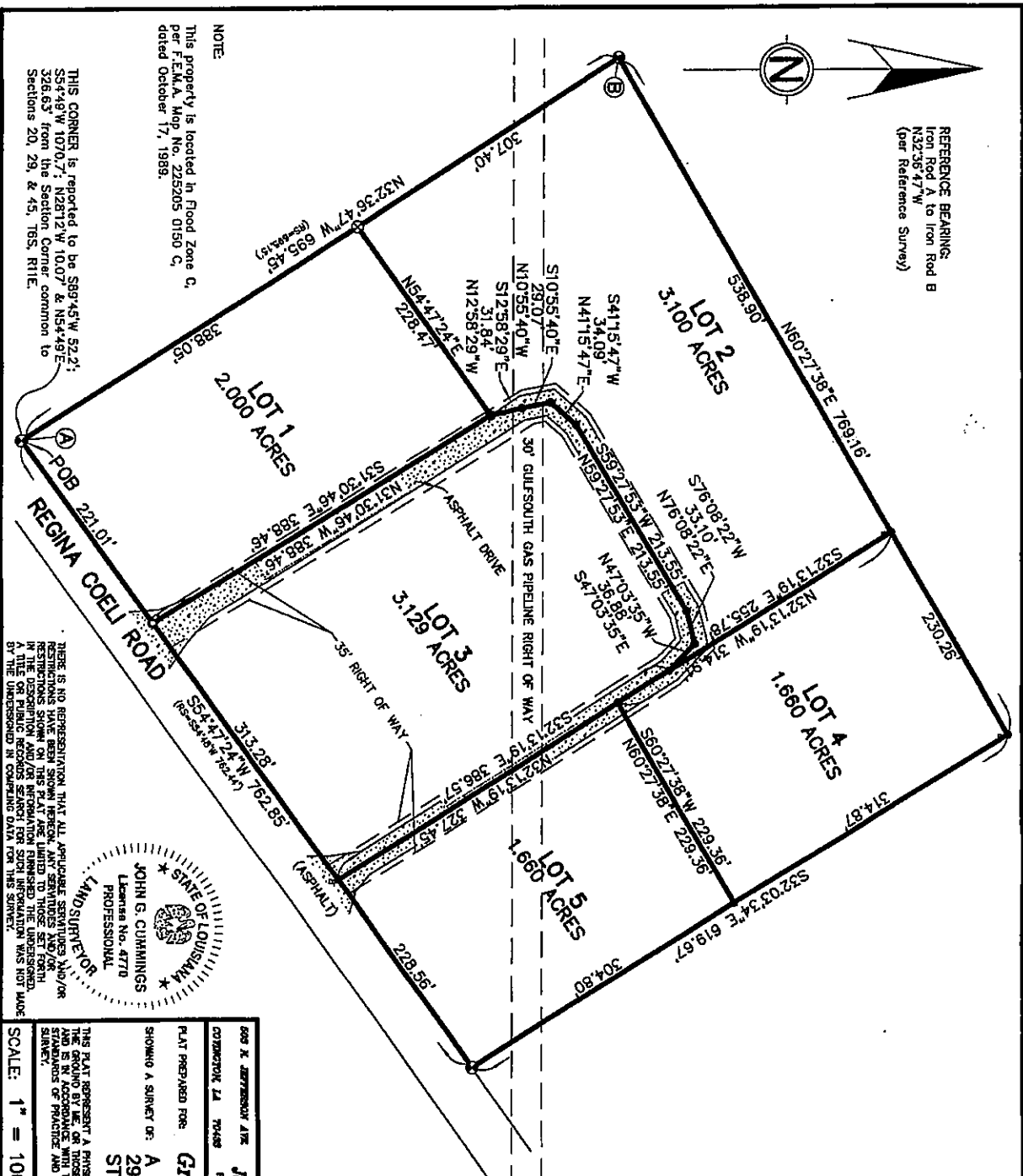
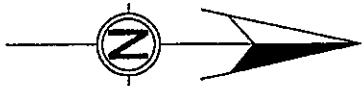
Department of Engineering

None

Department of Environmental Services

None

REFERENCE BEARINGS:
Iron Rod A to Iron Rod B
N32°36'47"W
(per Reference Survey)



NOTE:
This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0150 C,
dated October 17, 1989.

THIS CORNER is reported to be S89°45'W 52.2';
S84°48'W 107.0'; N28°12'W 10.0' & N54°49'E
326.63' from the Section Corner common to
Sections 20, 29, & 45, T6S, R1E.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYING AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SURVEYING AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED
BY THE UNDERSIGNED IN CONNECTION WITH THIS SURVEY.



LEGEND
● = 1/2" IRON ROD FOUND
○ = MAG NAIL SET
⊗ = 1/2" IRON ROD SET
RS = REFERENCE SURVEY

REFERENCE SURVEY:
Survey for Omni Storage by Ronald Clement, Surveyor,
dated May 28, 2007.

APPROVAL:
A MINOR SUBDIVISION OF 11.549 ACRES INTO LOTS 1, 2, 3, 4, &
5, LOCATED IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

609 N. JEFFERSON AVE. John G. Cummings & Associates Phone (504) 886-1516
DIXONVILLE, LA 70448 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (504) 886-9800

PLAT PREPARED FOR:

Greenbelt Properties

SHOWING A SURVEY OF:

A PARCEL OF LAND LOCATED IN SECTION
29, TOWNSHIP 6 SOUTH, RANGE 11 EAST,
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PROFESSIONAL SURVEY MADE ON
THE FIELD AND IN ACCORDANCE WITH THE APPLICABLE
STANDARDS OF PRACTICE AND BEARS A CLASS C
SURVEY.
Professional Land Surveyor

SCALE: 1" = 100'

DATE: 8-16-2016

JOB NO. 16037/A

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-449-MSP

OWNER/DEVELOPER: Archdiocese of New Orleans

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 26 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 11 East

TYPE OF DEVELOPMENT: ☐ 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 at the intersection of Judge Tanner Boulevard and Holy Trinity Drive, south of Dove Park road and north of Mandeville, Louisiana.

SURROUNDING LAND USES: Public Facilities and single family residential

TOTAL ACRES IN DEVELOPMENT: 50.1

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 2.81 & 47.204 acres

ZONING: PF-1 Public Facilities

REASONS FOR PUBLIC HEARING: Creating an additional lot within an existing minor subdivision.

STAFF COMMENTARY:

Department of Development - Planning

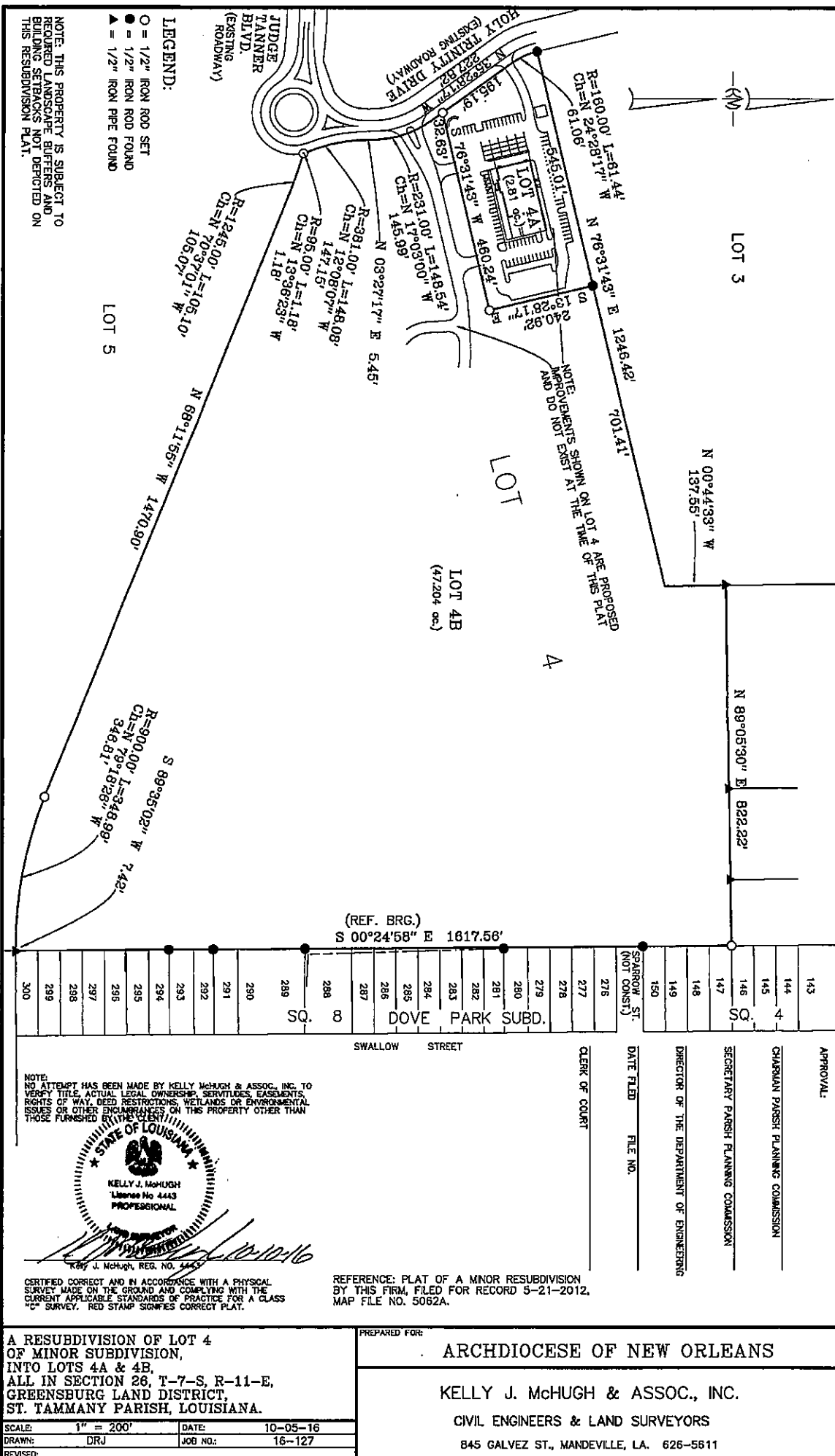
The owner is proposing to create an additional lot from a lot within an existing minor subdivision, and since the request complies with all parish code requirements, the staff has no objection to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-457-MSP

OWNER/DEVELOPER: Ethan Polk, et al.

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 29 WARD: 6
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
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 property is located on the north side of Herman Singletary Road,
 and west of LA Highway 41, north of Pearl River, Louisiana.

SURROUNDING LAND USES: Low Density Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 14.463

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 2 - 3 ½ acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: More than one (1) lot accessing a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The multiple owners of the property are creating five (5) lots and a right-of-way parcel from a 14.463 acre parent parcel; and since a private drive is required to be constructed to a parish standard pursuant to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499, said drive must be constructed prior to the survey plat being recorded for public record.

Therefore, the staff recommends approval subject to the following:

- The survey needs to depict the name of the private drive (Hunter Polk Drive).
- The private drive should terminate at the end point with either a cul-du-sac or some type of turnaround that's acceptable to the department of engineering.

Department of Engineering

None

Department of Environmental Services

None

REFERENCE SURVEY BY THIS BUREAU DATED
8/19/1980 FOR MATTHEW POLK, SURVEY
NO. 1062010.

SURVEY BY IVAN H. BORGES DATED
2/10/1980 FOR FREDIE A. POLK AND
VIRGIL EMILE POLK, JR., SURVEY NO.
49323A.

NOTE: OLD MOBILE HOME NOT SHOWN.
RPM-1 IS NOT A BUILDABLE LOT OF RECORD
& WILL BE USED AS AN ACCESS SERVITUDE ONLY.

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of October 4, 2016)

CASE NO.: 2016-393-TP

PROPOSED SUBDIVISION NAME: PERRILOUX TRACE

DEVELOPER: Perriloux Properties, L.L.C.

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION: 16 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 1
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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the east side of Perriloux Road and south of Brewster Road, west of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 10.0

NUMBER OF LOTS: 25 TYPICAL LOT SIZE: 90' x 135'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential (existing)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

1. Subdivisions with only one ingress/egress shall be designed at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median. The developer is only depicting 15' wide single egress lane. Therefore, the developer needs to add an additional five (5') feet to the egress in order to provide two travel lanes, a left and right hand turning lanes.

2. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700'; and since the proposed street exceeds that requirement, the developer is seeking a waiver of the cul-du-sac standards (see letter from developer attached).

Informational Items:

1. 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.

The staff recommends approval subject to the developer complying with all staff comments.

In addition, if the commission decides to grant the tentative subdivision request, a waiver of the regulations are required relative to the cul-du-sac issue pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to grant said waiver.

Department of Development-Engineering

Tentative Subdivision Plan

1. This is the same developer; therefore "RESUBMITTAL" should be added to the S/D name.
2. This subdivision received Preliminary approval on March 13, 2007 and a Limited Work Order for clearing and grubbing on March 7, 2008. No work was accomplished and the developer requested release of the Maintenance Obligation. Department of Finance released the M.O. on April 26, 2013.

Paving and Drainage

3. A drainage easement is needed along the entire length of the south side of the subdivision.
4. Add a note stating that the detention ponds shall be maintained by HOA.
5. Need to show a cross section for the ditch to determine if there is an adequate maintenance area and state the easement is public or private.
6. Adjust the property line in the typical section to match the 80' R.O.W. width.
7. Adjust the property line in the typical section to match the 60' R.O.W. width.

Sewer and Water Comments

8. Verify with Tammany Utilities that the utility site will be large enough to accommodate the proposed WWTP.

Watershed Comments

9. Call out what is designated by area shaded with dots. If wetlands, then stipulate the wetlands consultant that performed the determination.

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-384-PP

SUBDIVISION NAME: Pontchartrain Medical Park

DEVELOPER: Voelkel/McWilliams Construction
4 St. Ann Drive
Mandeville, LA 70471

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

SECTION 27
TOWNSHIP 7 South
RANGE 11 East

WARD: 4
PARISH COUNCIL DISTRICT: 5

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

GENERAL LOCATION: The property is bounded on the south by Lakeview Drive and on the north by Hickory Drive, north of Mandeville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.2

NUMBER OF LOTS: 15 MINIMUM LOT SIZE: 20,000 SQ. FT.

SEWER AND WATER SYSTEMS: Central

ZONING: MD-2

FLOOD ZONE DESIGNATION: "C"

TENTATIVE APPROVAL GRANTED: June 14, 2016

STAFF COMMENTARY: This project was postponed at the request of the developer at the October 11, 2016 meeting.

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

Paving and Drainage

1. Additional elevation information is needed along approximately 40 feet of the ditch on the south side of Hickory St. between the detention storage area outfall pipe and the 24" cross drain culvert to ensure the ditch is graded to provide positive flow and capacity. Provide a cross-section for the Hickory Street ditch on the "Paving and Drainage Plan" showing this information.

Water and Sewer

2. Revise the "Sewer and Water Plan" to show a Fire Hydrant with required valve assembly between Lots #15 and #14.
3. Revise the "Sewer and Water Plan" to show a Fire Hydrant with required valve assembly in front of Lot #9 near the intersection of Medical Park Ct. and Medical Park Drive.
4. Revise the "Sewer and Water Plan" to include a sewer connection for Lot #1.

Stormwater

5. A detail for the proposed construction entrance is required, revise the "StormWater Plan" to include a construction entrance detail.

Informational Items

6. All LADOTD comments regarding the T.I.A. must be addressed and approved by LADOTD before a work order will be issued.
7. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

No Maintenance Obligation is required since this is an extension of a private subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Regulatory Ordinance No. 499 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

Informational Items:

1. According to the revised plat, the streets within the subdivision will remain private.
2. 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 STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-425-PP

SUBDIVISION NAME: The Preserve at River Chase

DEVELOPER: The Preserve at River Chase
c/o Robert Daigle
1100 Camellia Blvd., Suite 200
Lafayette, LA 70505

ENGINEER/SURVEYOR: SLD Engineering, LLC
635 Main Street
Baton Rouge, LA 70801

SECTION 47
TOWNSHIP 7 South
RANGE 11 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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 on the south side of East Brewster Rd., west of the Tchefuncte River and south of Covington, LA.

TOTAL ACRES IN DEVELOPMENT: 16.596

NUMBER OF LOTS: 76 AVERAGE LOT SIZE: 6,300 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: Zoning Commission Approval - June 2016
Parish Council Approval - August 2016

STAFF COMMENTARY: This project was postponed at the request of the developer to the November 9, 2016 meeting.

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

Preliminary Plat

1. Provide a summary letter to supplement the original Traffic Study which includes the following information: the current Master Plan of the River Chase Development, the originally proposed land uses and corresponding trips generated, the currently existing land uses and the corresponding number of trips generated, and the proposed land uses and the corresponding number of trips generated.
2. The Public Dedication note is in conflict with Sub. Ord. 499 "Sec. 40-032.5 - Streets" which states that roads with less than 50' ROW must be privately maintained.
3. The preliminary plat must include a description and elevation of a benchmark used.
4. The ally to the north of lot 1 must be included within the footprint of the subdivision.
5. Alleys must be revised to provide through access. The current configuration forces "two way" traffic onto 11 foot wide alleys with only one point of ingress/egress.
6. A drainage servitude must be added at the rear of Lots 69-72 and 62-67.
7. A drainage servitude must be added on the north side of Lots 68 & 73.
8. Revise the drainage servitude located between lots 60 & 61 to meet the minimum width requirement of 20'.

Sewer Plan Sheet 7

9. A utility servitude is required for all water and sewer lines located outside of the road ROW.

Drainage Plan Sheet 8

10. No drainage will be allowed to drain from one lot to another. Therefore, drainage servitudes will be required as needed throughout the subdivision.
11. The high-points on the drainage subbasins must match the lot lines so that drainage does not flow across adjacent lots. Provide proposed contours so that drainage paths can be verified.
12. Label all drainage servitudes.
13. Drainage note #11 should be revised to read as sec. 40-032.03.

Drainage Structure Tables Sheet 8a

14. Revise the structure table so that it logically follows the layout of the drainage plan.

Drainage Impact Study dated 9/9/2016

15. "Appendix No. 1 Proposed Drainage Plan & Preliminary Plat" needs to be updated with the most current version of the plans.
16. Label all drainage subbasins on the included Drainage Plan in Appendix A.
17. Drainage structures have been modified since the original submittal of the drainage plan and Drainage Impact Study. Revise all calculations using the most current drainage configuration.

Typical Sections & Details Sheet 9

18. Remove the word "Parish" from all typical sections where the ROW is less than 50' as these roads will be privately maintained.

Typical Sections & Details Sheet 9a

19. The cul-de-sac and knee details are missing information and need to be revised.

Plan & Profile Bradbury Place Sheet 14

20. Revise "Bradbury Place" in the title block to read "Bradbury Lane".

Traffic Sign Plan Sheet 18

21. Add a "Do Not Enter" sign at the entrance of Archwyck Cir.
22. Add a speed limit sign just west of the intersection of Bradbury Lane and Continental Drive for traffic exiting the subdivision.

Erosion Control Plan Sheet 44

23. Revise the "Surface water path to Lake Pontchartrain" so that the specific stormwater path (including drainage ditches) from the detention pond outfall to the Tchefuncta River is clearly labeled.
24. Indicate on the plan the posting location for the LDEQ Permit information.

Informational Items

25. Since Continental Drive is within the footprint of the subdivision it will be included in the warranty obligation as part of the final approval. The design and all test results of this roadway are required at the time of final submittal.
26. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health as required.

No work order will be issued until the submitted plans and specifications are approved by the Department of Health.

A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Ordinance #499 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-453-PP

SUBDIVISION NAME: The Village at Pelican Trace

DEVELOPER: Jimmy Shields
30 New England Court
Gretna, LA 70053

ENGINEER/SURVEYOR: Kyle Associates, LLC

SECTION 16
TOWNSHIP 7 South
RANGE 10 East

WARD: 4
PARISH COUNCIL DISTRICT: 7

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: Located south of LA Hwy 1088, west of I-12, and east of the
City of Mandeville

TOTAL ACRES IN DEVELOPMENT: 27.99

NUMBER OF UNITS: 24 AVERAGE LOT SIZE: 50' x 100'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED BY ZONING COMMISSION: October 4, 2016

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.

It is recommended that Preliminary submittal be approved subject to the following:

Preliminary Plat

1. Revise restrictive covenant #14 to state that the H.O.A will maintain all drainage servitudes, detention ponds, and outfall ditch.
2. Remove "Ponds" from the Dedication on the preliminary plat. The ponds are called out in the Restrictive Covenants to be maintained by the H.O.A.

Pelican Point PUD Receiving Waters Map

3. Revise the "receiving waters map" so that the specific stormwater path (including drainage ditches) from the detention pond outfall to Lake Pontchartrain is clearly labeled. This outfall path must reflect the path shown on the drainage plan.

Utility Plan C6.0

4. Add a cross section callout on the plans that corresponds to the "water line canal crossing detail".

Signage Plan C7.0

5. Remove the "ALL WAY" plaques at the intersection of Sports Complex Drive and the parking lot entrances.

Drainage Impact Study

6. Computations should include existing pond capacity as well as what increase is needed with the proposed conditions. The report should discuss the existing ponds drainage purpose and the overall sites existing function including site specific drainage characteristics. The report should discuss the topography and adjoining properties.

Informational Items

7. The plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
No work order will be issued until the submitted plans and specifications are approved by the DHH.

No Maintenance Obligation is required since this project fronts on LA HWY 1088

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Regulatory Ordinance No. 499 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

1. As a condition for a Planned Unit Development, greenspace and/or amenities are required within the development pursuant to parish code. Therefore, the developer should present to the Department of Development a "*Recreational Development Plan*" prior to the developer being issued a "work order" in conjunction with preliminary subdivision approval. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or

landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

2. Since the developer is providing a walking/jogging path, the developer needs to provide a cross-section detail on the PUD plan depicting the width and materials to be used for the construction of the walking/jogging path. Said path cannot be simply grass. The path should be constructed of either an aggregate, semi-hard or hard-surfaced materials (pursuant to Planning Commission policy).

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-454-PP

SUBDIVISION NAME: Abita Lakes, Ph. 3-B-2

DEVELOPER: Abita Lakes, LLC
70325 Hwy 1077, Suite 300
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC/Land Surveying, LLC

SECTION 29
TOWNSHIP 6 South
RANGE 12 East

WARD: 10
PARISH COUNCIL DISTRICT: 6

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 on the south side of Grand Lake Drive, east of Lowe Davis Road, east of LA Highway 59 and west of LA Highway 1083 (a.k.a. Allen Road), northeast of Abita Springs, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 33.01

NUMBER OF UNITS: 17 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

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.

It is recommended that the Preliminary submittal be approved.

A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with Subdivision Ordinance #499 since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-426-FP

SUBDIVISION NAME: River Park Crossing, Ph. 1 (Previously Planche Estates S/D)

DEVELOPER: D. R. Horton, Inc.
7696 Vincent Road
Denham Springs, LA 70726

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

SECTION 18 WARD: 3
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 3
RANGE 11 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)
☐ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the south side of MP Planche Road, west of LA Highway 25, and northwest of Covington, Louisiana

TOTAL ACRES IN DEVELOPMENT: 21.27

NUMBER OF LOTS: 49 AVERAGE LOT SIZE: 7200 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY: This project was postponed to the November 9, 2016 at the request of the developer. The developer is again requesting that it be postponed to the December 13, 2016 meeting. There is no objection to this request.

Department of Development - Planning

None

Colleen H. Hattaway

From: jds@jonesfussell.com
Sent: Monday, October 31, 2016 8:48 AM
To: Jay Watson
Cc: Colleen H. Hattaway; 'Kelly Mchugh' (kjm@kellymchugh.com); Jeff Vallee
Subject: RE: River Park Crossing

Sorry, as I thought this had been taken care of.

Please accept this email on behalf of the Developer that the request for final subdivision review be tabled at the November 9 Planning Commission but be placed on the December 13 agenda.

Many thanks, Jeff

Jeffrey D. Schoen

Jones Fussell, L.L.P.
Northlake Corporate Park
1001 Service Road E., Highway 190, Suite 103
P.O. Box 1810
Covington, Louisiana 70434
Telephone: 985.892.4801
Facsimile: 985.892.4925

From: Jay Watson [mailto:jwatson@stpgov.org]
Sent: Monday, October 31, 2016 8:46 AM
To: Jeff Vallee; jds@jonesfussell.com
Cc: Colleen H. Hattaway
Subject: River Park Crossing

Jeff,

Just checking in on the status of this subdivision. I have yet to receive a written request to be tabled. We are finishing up the staff reports and I would like to have some sort of documentation to attach in the report. Please provide a response as soon as possible.

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.

Colleen H. Hattaway

From: Jeff Vallee <JLVallee@drhorton.com>
Sent: Monday, October 31, 2016 8:49 AM
To: Jay Watson; jds@jonesfussell.com
Cc: Colleen H. Hattaway; Kelly McHugh
Subject: RE: River Park Crossing

Jay:

Please table the RP Crossing Final Plat until the December meeting. Thank you.

Jeff Vallee
Land Acquisitions Manager

D.R. HORTON, Inc. - Gulf Coast

America's Builder

7696 Vincent Rd.

Denham Springs, LA 70726

Email: JLVallee@drhorton.com

Cell: 225-397-0721

Office: 225-664-1240 Ext 5644

Fax: 1-817-928-7637

From: Jay Watson [<mailto:jwatson@stpgov.org>]
Sent: Monday, October 31, 2016 8:46 AM
To: Jeff Vallee; jds@jonesfussell.com
Cc: Colleen H. Hattaway
Subject: River Park Crossing

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Just checking in on the status of this subdivision. I have yet to receive a written request to be tabled. We are finishing up the staff reports and I would like to have some sort of documentation to attach in the report. Please provide a response as soon as possible.

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

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-450-FP

SUBDIVISION NAME: Bedico Creek, Parcel "F"

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Dr., Suite 100
New Orleans, LA 70114

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

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)
 ☒ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the east side of Audubon Parkway, south of I-12 and north of LA Highway 1085, west of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 13.369

NUMBER OF LOTS: 27 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 October 27, 2016. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and the roadside swale 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

1. Need concrete test results.
2. Need floppy disk or latest format.
3. Blue reflectors are needed at each fire hydrant.

Sewer and Water

4. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
5. 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.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1685 linear feet x \$25.00 per linear foot = \$42,100 for a period of five (5) 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.

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

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 1, 2016)

CASE NO.: 2016-451-FP

SUBDIVISION NAME: Hidden Creek, Phase 2

DEVELOPER: Hidden Creek, LLC
21245 Smith Road
Covington, LA 70435

ENGINEER/SURVEYOR: Meyer Engineers Ltd.

SECTION 2 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 3
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 on the north side of LA Highway 1085
 (Bootlegger Road) at the intersection with Arbre Court, west of
 Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 30.9

NUMBER OF LOTS: 55 AVERAGE LOT SIZE: 13,500 SQ. FT.

SEWER AND WATER SYSTEMS: Community (Off Site)

ZONING: A-4

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 October 27, 2016. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed, the roadside ditches are functioning and detention ponds are constructed.

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

Title Sheet

1. Remove "Phase 1B" from the Subdivision Layout on the Title Sheet. Only show Phase 2 on the Subdivision Layout.
2. All drawings must indicate Phase 2 and RECORD DRAWINGS must be dated 10-11-2016, and only display Phase 2 work.

Final Plat

3. Remove the "Driveway Culvert Schedule" from the Final Plat.
4. Remove the Legend that denotes Future Phase Work from the Final Plat, the Final plat should only display work for Phase 2.
5. The bench mark used to survey the property must be shown on the Final Plat.
6. Remove Restrictive Covenant No. 7.
7. The pond Limits for each pond are not defined. Show a detail of the pond.
8. The existing ditch labeled on the plat is the Scenic River Soap and Tallow Creek and should be labeled accordingly.
9. Add a callout for a "100' no cut buffer" on each side of Soap and Tallow.
10. Add a callout for a "50' no cut buffer" for the north side of Tallow Creek.
11. Revise restrictive covenant #15 to read as: "NO NET FILL IN THE FLOODPLAIN AND/OR PARISH DETERMINED CRITICAL DRAINAGE AREAS."

Master Paving, Drainage, and Sedimentation Barrier Plan – Sheet 6

12. Remove the "Entrance Detail", Phase 2 does not have a boulevard entrance.
13. Typical comment on this sheet: Remove the "REQ'D" call out and show "As-Built" elevations at all culverts.
14. Show "As-Built" grades with positive flow for the swale that runs behind Lots #47-55 that drain to the rear.
15. Show "As-Built" grades with positive flow for the swale that runs behind Lots #56-58 that drain to the rear.
16. Revise the "Driveway Culvert Schedule" to only show culverts for Phase 2.
17. Include "The Contractor shall coordinate with St. Tammany Parish" on the field verification note.
18. Remove the "Construction Entrance" from the Sedimentation Barrier Legend.
19. The Sedimentation Barrier Legend shows Straw Bales, but none are shown on the Sedimentation Plan. Update the Sedimentation Plan to show the locations of the Straw Bales.
20. Update the Note Section to reflect "As-Built" conditions and requirements.
21. Label the Detention Pond Weir Structure as "As-Built".

22. The following information must be included:
 - a. Need to Show Typical Roadway Cross-Sections.
 - b. Typical Cul-de-sac Details.
 - c. Legend for "As-Built" Elevations.
 - d.. Roadside ditch elevations at each property corner.
 - e. Typical Cross-Sections of detention ponds.
 - f. Cross-Sections at culverts under Hidden Creek Road.
 - g. Typical Cross-Sections of the 35' ditches that flow into the detention pond.
 - h.. Typical Cross-Section of the swale at the west side of Phase 2.
23. All drainage easements must be shown and must meet Parish standards in order to be maintained by the Parish.
24. Define and show the ultimate exit path of drainage behind lots 35 and 36.
25. Permanent erosion prevention, such as rip rap, is required at inlet pipe locations and outfall pipe locations for Ponds #1 & 2.

Master Street Lighting Plan, Traffic Signage and Sedimentation Barrier Plan

26. A map indicating stormwater path from discharge point to ultimate discharge into Lake Pontchartrain is needed. Include all waterways on the path between the subdivision and the lake. The map may be included as an inset on the Stormwater or Drainage Plan.

General

27. Need base test results.
28. Need concrete test results.
29. Need floppy disk or latest format.
30. Need blue reflectors at each fire hydrant.

Informational Items

31. A negative bacteriological report relative to the construction of the project's water system has not been issued by the Department of Health as required by Section 40-070.0 of the Subdivision Ordinance No. 499.
32. 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.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of **2500** linear feet x **\$25.00** per linear foot = **\$62,500** for a period of **5** 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 = \$1,077 per lot x 55 lots = \$59,235

Drainage Impact Fee = \$1,114 per lot x 55 lots = \$61,270

FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.

This subdivision is within the "Urban Growth Boundary Line"

Department of Development - Planning

None

PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 5681 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: TANNER/ SHARP PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6th DAY OF OCTOBER 2016.

**ORDINANCE AMENDING SECTION 40-034.01 OF THE ST. TAMMANY
PARISH SUBDIVISION REGULATORY ORDINANCE - ORDINANCE
NUMBER 499 TO PROVIDE FOR MODIFICATIONS**

WHEREAS, the lack of regulation prior to July 28, 1967 permitted the platting of numerous subdivisions with lots less than 50 feet in width; and

WHEREAS, there is demonstrated need for the use of smaller lots than the Parish standard minimum lot size for the development of affordable housing within St. Tammany Parish; and

WHEREAS, the lack of central water and community sewer systems within the suburban and rural areas of the parish is a primary motivation for discouraging development at such densities; and

WHEREAS, the development of (75') seventy-five foot width buildable lots with the provision of central water and community sewer in more suburban and rural areas of the Parish is in the best interest of the citizens of St. Tammany.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that certain undeveloped dormant subdivisions as defined under Section 40-81.01 herein of Subdivision Regulatory Ordinance No. 499 are required to be resubdivided to comply with its underlying zoning classification applicable on October 6, 2016, and Section 40-034.01 of the St. Tammany Parish Subdivision Regulatory Ordinance No. 499 be amended as follows:

"Sec. 40-034.01 Contiguous Lot Rule

The purpose and intent of this section is to require an owner to combine contiguous residential substandard lots of record, through the Parish's resubdivision process, in order for said lots to conform with minimum standards relative to lot size and the provision of central water, community sewerage and adequate drainage. These standards shall apply only to subdivisions properly recorded with the St. Tammany Parish Clerk of Court prior to July 28, 1967.

A. Definitions

For the purposes of this section, the following definitions shall apply:

A **residential lot** shall be defined as any lot or lots used for residential purposes in any of the following zoning districts: **E-1 Estate District, E-2 Estate District, E-3 Estate District, E-4 Estate District, A-1 Suburban District, A-1A Suburban District, A-2 Suburban District, A-3 Suburban District, A-4 Single-Family Residential District, A-4A Single-Family Residential District, and A-5 Two-Family Residential District** ~~R Rural, SA Suburban Agriculture, A 1, A 2 and A 3 Suburban, A 4 Single Family Residential and A 5 Two Family Residential.~~

A **conforming lot of record** shall be defined as any residential lot located within a subdivision created prior to July 28, 1967 and having a minimum lot width of **ninety** (90) feet and a minimum lot area of 12,500 square feet.

A **buildable lot of record** shall be defined as any residential lot located within a subdivision created prior to July 28, 1967, **located below(south of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code and** and having a minimum lot width of **fifty** (50) feet and a minimum lot area of 5,000 square feet, **and owned by the building permit applicant prior to October 6, 2016; or, any similarly situated residential lot located above (north of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified**

Development Code and having a minimum lot width of seventy-five (75) feet and a minimum area of 7,500 square feet, and owned by the building permit applicant after October 6, 2016.

A substandard lot of record shall be defined as any residential lot located below (south of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code and with less than fifty (50) feet of street frontage or less than 5000 square feet in area, and created prior to July 28, 1967, and owned by the building permit applicant after October 6, 2016 or, any similarly situated residential lot located above (north of) the Urban Growth Boundary Line as defined in Article 2 of the St. Tammany Parish Unified Development Code and having less than seventy-five (75) feet of street frontage and less than 7,500 square feet, and owned by the building permit applicant after October 6, 2016.

A buildable substandard lot is a lot which has been determined, upon review of the Planning Commission, to meet all of the requirements of Section 40-034.01(4) of these regulations and, therefore, may be constructed upon following the subsequent review and approval of the Department of Engineering in accordance with the provisions hereof. For purposes of this Section the division of lots to create smaller lots will not be permitted.

B. Application of Rule

1. If two (2) or more contiguous residential lots or combination of lots and portions of lots are in single ownership, and if all or part of the lots do not equal or exceed the minimum lot area and width requirements of a buildable lot of record **as defined above**, then said lots or combination of lots or portions thereof shall be construed as substandard lots of record; and therefore, must be combined together to conform with the buildable lot of record area and width requirements.

2. The following shall constitute a violation of this Section and subject to the provisions set forth in paragraph five (5) herein after:

a. It shall be a violation for any individual, corporation or other legal entity who owns contiguous residential substandard lots of record to sell a lot or lots, or portions thereof, to another person or legal entity if the remaining balance of the lots retained, or lots sold to another, does not meet or exceed the minimum standards of a buildable lot of record.

(i) Under the following limited circumstances set forth in this subparagraph, a contiguous residential substandard lot may be sold, provided that: the sale does not result in the seller retaining a lot or portion of lots that, either individually or combined, would not meet or exceed the minimum standards of a buildable lot of record; the entire width along the rear boundary of the contiguous residential substandard lot that is sold abuts the rear boundary of the purchaser's lot; and, either a principal structure exists on the purchaser's lot, at the time of the sale, the purchaser's lot is a buildable lot of record, or the purchaser satisfies the requirements for establishing a buildable substandard lot, which requirements are set forth in paragraph four (4) of this section.

(ii) A sale authorized under the provisions of ~~Paragraph~~ **subsection 2(a)(i)** shall not be construed as authorizing the creation of a buildable residential substandard lot or the issuance of a building permit for a principal structure to be placed on the substandard lot being purchased, except in the following limited circumstances: the building permit is issued in conjunction with the demolition of, and the replacement of, the principal structure that exists on the purchaser's lot at the time of his purchase of the rear abutting residential substandard lot; or if no principal structure existed on the purchaser's lot at the time of purchasing the rear abutting substandard lot, but the owner otherwise satisfies the requirements for establishing that the lot he owned, at the time of purchasing the rear abutting substandard lot, is a buildable substandard lot, which requirements are set forth in paragraph four (4) of this section. In either case, the two lots must be combined and a building permit may be issued for one principal residential structure.

b. It shall also be a violation for any person or entity to commence construction or to place fill on a **buildable** substandard lot prior to review and approval of the Planning Commission, review and approval of the Department of Engineering and issuance of a building permit.

c. Failure to adhere to the fill and construction requirements of the **Planning Commission and the** Department of Engineering shall also constitute a violation of the provisions of this Section.

3. Resubdivision requirements and payment of fees:

a. Prior to an owner selling a combination of contiguous residential substandard lots to another, or filing for a building permit, an application for resubdivision must be filed and submitted as set forth in Section 40-080.0 Resubdivision Review. Said resubdivision application must reflect the combination of substandard lots of record into larger lots to create buildable lots of record.

b. For the purposes of this Section, the resubdivision of existing conforming lots in order to create smaller lots shall not be permitted.

4. A building permit may only be issued on a substandard lot of record when the applicant satisfies the following requirements of a buildable substandard lot, which must be done at the time of the public hearing before the St. Tammany Parish Planning Commission, and the application has been reviewed and approved within the guidelines by of the Departments of Planning and Engineering:

a. At the public hearing before the Planning Commission, the applicant must establish that he does not currently own and has not sold, nor has any predecessor in ~~title~~ title sold, during the period following the initial adoption of the ordinance that required substandard lots of record to be combined (**Ordinance** PJS No. 94-1899, **adopted January 20, 1994**), any contiguous lots or portions thereof which could have been combined with the lot or lots in question to create a buildable lot of record; and

b. Only after the Planning Commission determines that the applicant has satisfied the above requirements and grants buildable lot of record status, the applicant shall then submit an application for a building permit. The application must be reviewed by the Department of Engineering for consideration of adverse drainage impacts resulting from the placement of fill and construction. The Department of Engineering shall determine, based on best engineering practices, the amount of fill that may be placed on the property, if any, and whether the proposed residence may be built on a slab or must be elevated. A building permit shall not be issued until the application has been reviewed and approved by the Department of Engineering.

5. A violation of any provision of this Section, and knowingly providing false information in connection with an application filed pursuant to this section, shall constitute a misdemeanor that is punishable by a fine not to exceed five hundred (\$500.00) dollars per day for each day that the violation continues, and imprisonment in the parish jail for not more than thirty (30) days, or both such fine and imprisonment. In addition thereto, or in lieu thereof, St. Tammany Parish is authorized to take all legal action that may be necessary to address and remedy any violation of these provisions.

6. In the case of Bayou Gardens Subdivision (Lacombe), all regulations outlined above shall apply, except that all lots less than 100 feet in width shall be combined to create lots at least 100 feet in width and 12,500 square feet in area.

7. Notwithstanding any provision that may conflict with the following requirement, a minimum building site of seventy-five (75') feet front on the setback line shall be required within the Dove Park Subdivision.

8. Any dormant subdivisions, and all lots therein, for which permission has never been granted by the Parish to open the public right of ways, which is owned by one individual or a group of individuals and/or any entity or entities or a combination thereof and which is located above (north of) the Urban Growth Boundary Line shall be required to submit a plan of resubdivision which must conform to the underlying zoning classification and effective subdivision regulations currently existing prior to the sale or development of any lots after the date on which this provision becomes applicable, October 6, 2016 . "

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

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

EFFECTIVE DATE: This Ordinance shall become applicable as of the date of its introduction and effective immediately upon final adoption.

MOVED FOR ADOPTION BY:

SECONDED BY:

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

YEAS:

NAYS:

ABSTAINING:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A MEETING OF THE ST
TAMMANY PARISH COUNCIL HELD ON THE 4th DAY OF NOVEMBER 2016 AND BECOMES
ORDINANCE SERIES NO. _____.

ATTEST:

MARTY DEAN, COUNCIL CHAIRMAN

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: September 29, 2016

Published Adoption:

Delivered to Parish President:

Returned to Council Clerk:

OLD BUSINESS

**ACT OF AMENDMENT
TO PITTMAN PLACE
FINAL SUBDIVISION PLAT**

**UNITED STATES OF AMERICA
STATE OF AMERICA**

BY: PITTMAN PLACE, L.L.C.

PARISH OF ST. TAMMANY

AND: PARISH OF ST. TAMMANY

BEFORE ME, the undersigned Notary Public(s), effective on the last date of execution hereof, and in the presence of the witnesses hereinafter named:

PERSONALLY CAME AND APPEARED:

PITTMAN PLACE, L.L.C., a Louisiana Limited Liability Company, domiciled in St. Tammany Parish, Louisiana, herein represented by its duly authorized Member/Manager, Christopher R. Jean, its mailing address being:

501 JF Smith Avenue
Slidell, LA 70460

(hereinafter sometimes referred to as "Developer")

AND

THE PARISH OF ST. TAMMANY, herein represented by its duly authorized President, Honorable Patricia Brister, its mailing address being:

P.O. Box 628
Covington, LA 70434

(hereinafter sometimes referred to as "Parish")

who declared and contracted as follows, to-wit:

WHEREAS, Developer is the developer of Pittman Place Subdivision, as more fully shown on the Final Subdivision Plat of J. V. Burkes & Associates, Inc., Dwg. No. 1051241, dated June 7, 2005, approved by Parish and recorded as Clerk of Court Map File No. 4307 of the official records of St. Tammany Parish, Louisiana (hereinafter sometimes referred to as the "Final Subdivision Plat"), as revised by that certain Act of Amendment to Pittman Place Final Subdivision Plat dated March 15, 2010, recorded at COB Instrument No. 1762774 of the official records of St. Tammany Parish, Louisiana.

WHEREAS, the St. Tammany Parish Planning Commission, at its regular meeting on November 9, 2016, unanimously passed an amendment effectuating certain further changes to the Final Subdivision Plat as more fully described below, hereinafter collectively referred to as the "Amendments", to-wit:

1. Deleting Item 7 of the Restrictive Covenants on the Final Subdivision Plat, to eliminate the requirement that the detention pond be maintained by the homeowners' association, such deletion to become effective upon the execution and recordation into the official records of St. Tammany Parish of that certain Act of Transfer Subject to Servitude of Drainage between Developer and Robert J. Lawless, Jr. et ux, substantially in the form attached hereto as Exhibit A, pursuant to which the transferee will assume the obligation to maintain the detention pond.

THEREFORE, having been apprised of the above, the parties hereto do hereby desire to amend and reform the Final Subdivision Plat mentioned hereinabove, in order to have same conform to the Amendments as aforesaid; and

WHEREAS, in view of the foregoing, and for the same cause and consideration, Developer and Parish hereby amend said Final Subdivision Plat to reflect the aforesated Amendments.

HENCEFORTH, Developer and Parish request that the Clerk of Court for St. Tammany Parish make mention of this Act of Amendment within the margin of the official records, particularly at Clerk of Court Map File No. 4307, to serve as occasion may require.

THUS DONE AND PASSED, on the ____ day of November, 2016, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

PITTMAN PLACE, L.L.C.

BY:

**CHRISTOPHER R. JEAN, Member/Manager
Developer**

Name: _____
Bar Roll/Notary No.: _____
NOTARY PUBLIC

THUS DONE AND PASSED, on the ____ day of November, 2016, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

THE PARISH OF ST. TAMMANY

BY:

**PATRICIA BRISTER, President
Parish**

**ST. TAMMANY PARISH PLANNING
COMMISSION**

BY:

DAVID G. MANNELLA, Chairman

BY:

RON KELLER, Secretary

Name: _____
Bar Roll/Notary No.: _____
NOTARY PUBLIC

EXHIBIT A
TO
ACT OF AMENDMENT TO PITTMAN PLACE FINAL SUBDIVISION PLAT

ACT OF TRANSFER
SUBJECT TO
SERVITUDE OF DRAINAGE

OF
IMMOVABLE PROPERTY

BY
PITTMAN PLACE, L.L.C.

TO
ROBERT J. LAWLESS, JR, et ux

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I. Introduction and Parties.

BE IT KNOWN, that effective as of the ____ day of _____, 2016, before the undersigned Notary Public(s), and in the presence of the undersigned competent witnesses, personally came and appeared,

PITTMAN PLACE, L.L.C. (TIN #20-3136535) (the “**Transferor**”), a limited liability company organized under the laws of the State of Louisiana, whose mailing address is 501 J.F. Smith Avenue, Slidell, LA 70460, represented by and through Christopher R. Jean, its Member/Manager, duly authorized.

AND

ROBERT J. LAWLESS, JR AND KERRI PILLAUT LAWLESS (SSN _____ and _____) (collectively the “**Transferee**”), both residents of the full age of majority and residents of the Parish of St. Tammany, State of Louisiana, who declared under oath unto the undersigned Notary Public, that Robert J. Lawless, Jr. has been married twice, firstly to Jonna Alberti from whom he was divorced, and secondly to Kerri Pillault with whom he is presently living and residing; and Kerry Pillault Lawless has been married but twice, firstly to Darryl Eason from whom she was divorced, and secondly to Robert J. Lawless, Jr. with whom she is presently living and residing, whose joint mailing address is _____.

II. Background.

Transferor is the owner of approximately 2.2 acres of immovable property in St. Tammany Parish, Louisiana, more particularly described on Exhibit A attached hereto and made a part hereof (being hereinafter referred to as the "Property"), which Property serves as the detention pond area for Pittman Place Subdivision, which subdivision is more fully shown on the Final Subdivision Plat of J. V. Burkes & Associates, Inc., Dwg. No. 1051241, dated June 7, 2005, approved by Parish and recorded as Clerk of Court Map File No. 4307 of the official records of St. Tammany Parish, Louisiana (the "Subdivision"), as revised by that certain Act of Amendment to Pittman Place Final Subdivision Plat dated March 15, 2010, recorded at COB Instrument No. 1762774 of the official records of St. Tammany Parish, Louisiana.

For purposes of this Act, the terms "Servient Estate" and "Dominate Estates" are further described as follows:

- a. The Property shall be hereinafter referred to as the "Servient Estate"), and
- b. The twenty-six (26) residential lots in, and common areas of, the Subdivision, which shall be hereinafter referred to as the "Dominant Estate".

III. Transfer.

Transferor declares that it does by these presents hereby transfer and deliver unto Transferee, any and all of Transferor's right, title and interest in and to the Property, subject to the servitudes and other obligations described more particularly in Section VI below. Transferee accepts and acknowledges due delivery and possession of the Property, subject to the servitudes and obligations described more particularly in Section VI below.

IV. Consideration.

The Property is transferred by Transferor to Transferee for and in consideration of Transferee's agreement, set forth more particularly below, to maintain the Property and the Drainage Improvements (as defined below) thereon.

V. No Warranty.

The Property is transferred AS IS, WHERE IS, WITH ALL FAULTS, and Transferor makes no representations or warranties whatsoever with respect to the title to or the condition or fitness of such Property for Transferee's intended use or for any other purpose, all of which warranties are expressly waived by Transferee. In making the decision to enter this Agreement and in accepting the transfer of the Property, Transferee has relied solely on Transferee's own independent investigation and inspection of the Property and Transferee is accepting the transfer of the Property only after what Transferee deems to be adequate investigation. WITHOUT

LIMITING THE FOREGOING, TRANSFEROR AND TRANSFEREE AGREE THAT THE PROPERTY IS TRANSFERRED AND THAT TRANSFEREE ACCEPTS POSSESSION OF THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS," AND THAT SUCH TRANSFER IS WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, (I) TITLE TO THE PROPERTY, (II) WARRANTY OF MERCHANTABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, AND (III) ANY WARRANTIES AS TO THE VALUE, QUALITY, DESIGN OR CONDITION OF, OR THE ABSENCE OF PATENT OR LATENT VICES OR DEFECTS INCLUDING REDHIBITORY VICES AND DEFECTS UNDER LOUISIANA CIVIL CODE ARTICLE 2520 THROUGH ARTICLE 2548, AND THE WARRANTY IMPOSED BY LOUISIANA CIVIL CODE ARTICLE 2475 WITH RESPECT TO THE PROPERTY, AND TRANSFEROR DOES HEREBY WAIVE, DISCLAIM AND RENOUNCE ANY SUCH REPRESENTATION OR WARRANTY. TRANSFEREE FURTHER DECLARES AND ACKNOWLEDGES THAT THE FOREGOING EXPRESS WAIVERS ARE CONSIDERED A MATERIAL AND INTEGRAL PART OF THIS AGREEMENT AND THE CONSIDERATION HEREOF. TRANSFEREE FURTHER DECLARES AND ACKNOWLEDGES THAT THIS WAIVER HAS BEEN BROUGHT TO THE ATTENTION OF TRANSFEREE AND EXPLAINED IN DETAIL BY TRANSFEREE'S LEGAL COUNSEL AND THAT TRANSFEREE HAS VOLUNTARILY AND KNOWINGLY CONSENTED TO THIS WAIVER OF WARRANTY OF FITNESS AND/OR WARRANTY AGAINST REDHIBITORY VICES AND DEFECTS IN THE PROPERTY.

INITIALS: _____ TRANSFEROR

INITIALS: _____ TRANSFEREE

VI. Drainage Servitude.

1. Notwithstanding anything herein to the contrary, the Property is donated by Transferor to Transferee subject to, and the Transferor does hereby create and reserve, a perpetual predial servitude of drain over and across the Property, as the Servient Estate, in favor of the Dominant Estate, the Servient Estate being bound to receive all drainage waters from the Dominant Estate.

2. Drainage waters which the Servient Estate is bound to receive from the Dominant Estate shall include, but not be limited to, natural rain waters and typical storm water runoff of waters from driveways, highways, buildings, parking lots, sidewalks, paved areas, downspouts, etc. (herein "**Drainage Waters**").

3. In order to facilitate and cause the Servient Estate to accept the Drainage Waters, Transferor has constructed on the Servient Estate, at Transferor's expense, a detention pond consisting of approximately 2.2 acres (the "**Transferor's Pond**") to accommodate such drainage into and across the Servient Estate from Transferor's improvements on the Dominant Estate, which Transferor's Pond has been constructed pursuant to and in accordance with plans and specifications therefor prepared by Transferor's engineers, as approved by all requisite St. Tammany Parish, State of Louisiana, and federal governmental authorities, to the extent having

jurisdiction or authority over the Drainage Improvements (as defined below) and the flow of the Drainage Waters across the Dominant Estate to the Servient Estate, from which a permit is by law required for the Drainage Waters to be accepted and for the Drainage Improvements to be made (collectively "Applicable Authorities").

4. For purposes of this agreement the term "Drainage Improvements" shall include the Transferor's Pond and any related infrastructure on the Property.

5. Transferee agrees to maintain, repair, and replace, at Transferee's sole cost and expense, any and all Drainage Improvements installed on the Servient Estate so that they continue to perform in substantially the manner intended (the "Maintenance"). Transferee hereby grants to Transferor a vendor's lien and mortgage upon the Servient Estate to secure the maintenance obligations of Transferee as to the Property and the Drainage Improvements.

6. Transferee's ownership of the Property is expressly conditioned upon Transferee's performance of the Maintenance, such that if the Drainage Improvements have become in a state of disrepair to the extent that they are no longer in a condition where they operate as originally intended and constructed pursuant to the plans and specifications, and Transferee has failed to cure such deficiency within thirty (30) days after written notice from Transferor, Transferor shall have the following rights and remedies:

(i) Transferor may perform the Maintenance on the Drainage Improvements to cause same to comply with the plans and specifications and return them to their original state and Transferee shall be responsible and liable to Transferor for reimbursement of the reasonable costs of any such Maintenance performed by Transferor as a result of Transferee's failure; or

(ii) Transferor shall have the right to declare the Property transferred, ipso facto, by Transferee to Transferor, without any further notice or action by Transferee, which is hereby irrevocably waived, by the filing into the public records of St. Tammany Parish an Act of Transfer in form and substance deemed acceptable to Transferor pursuant to which Transferee shall be deemed to have donated the Property to Transferor. Transferee does hereby grant to Transferor an irrevocable power of attorney to execute such Act of Transfer for and in the name of Transferee.

7. Transferee agrees not to interfere with the flow of the Drainage Waters, nor to impede and/or prevent flow of same. Subject to the foregoing, Transferee shall have the right to use the Servient Estate in any manner the Transferee deems fit, including but not limited to recreational use, provided such use does not materially interfere with and/or prevent the flow of the Drainage Waters.

8. Each party agrees to release, hold harmless, defend and indemnify the other from any and all liabilities including, but not limited to, injury, losses, damages, judgments, costs, expenses and fees that the indemnified party may suffer or incur as a result of or arising out of the activities of the other party with respect to the Drainage Improvements and Maintenance,

provided that (i) neither Transferor nor the Transferee will be liable for any consequential, incidental, indirect, punitive or special damages (which shall include loss of profits but exclude any loss of data, business or goodwill), even if advised or aware of the likelihood of such damages occurring, and (ii) neither the Transferor nor the Transferee will make any claim under this Agreement against any shareholder, member of the board of directors or board of managers, or other management body, manager, officer, executive, or member of any executive committee of the other, but shall look solely to the corporate property of the other for the payment of any claim arising hereunder.

9. The rights herein created in favor of Transferor and the Dominant Estate vest in Transferor, constitute a perpetual and predial servitude and rights running with the Dominant Estate, and all future owners thereof, subject to all obligations including for Maintenance established herein. The rights herein created in favor of Transferee and the Servient Estate vest in Transferee and all future owners thereof. Future owners of rights in the perpetual and predial servitude and rights running with the Dominant Estates, as used in this Section 9, shall include successors and assigns of Transferor, whether by contract or law.

10. This servitude agreement may be amended or modified only by written mutual consent of each of the parties hereto, even if such party no longer owns all or any portion of the Dominant and/or Servient Estates.

11. This servitude agreement shall be interpreted and enforced in accordance with the laws of the State of Louisiana, and in the event of dispute hereunder, the parties agree and declare that the 22nd Judicial District Court shall have sole and exclusive jurisdiction, and that the prevailing party hereunder shall be entitled to the recovery of reasonable attorneys fees and costs after final and non-appealable judgment.

VII. Miscellaneous.

Transferor makes no representations or warranties with respect to the Property or any other matter. The parties waive the production of a current survey, mortgage certificates, tax researches, and title examination and/or title insurance on the Property, and relieve and release the undersigned Notary from any liability with respect thereto.

[SIGNATURES ON NEXT TWO PAGES]

VIII. Closing and Signature by Transferor.

Thus done and passed in my office in the parish of _____, Louisiana, on this ____ day of _____, 2016, in the presence of the undersigned competent witnesses, who sign their names, with the appearers and me, Notary, after due reading of the whole.

WITNESSES:

Print Name: _____

Print Name: _____

TRANSFEROR:

Pittman Place, L.L.C.

By: _____
Christopher R. Jean,
Member/Manager

_____, Notary Public
LA Bar Roll No.: _____
Parish of _____
State of Louisiana

IX. Closing and Signature by Transferee.

Thus done and passed in my office in the parish of _____, Louisiana, on this ____ day of _____, 2016, in the presence of the undersigned competent witnesses, who sign their names, with the appearers and me, Notary, after due reading of the whole.

WITNESSES:

TRANSFeree:

Print Name: _____

Robert J. Lawless, Jr.

Print Name: _____

Kerri Pillault Lawless

_____, Notary Public
LA Bar Roll No.: _____
Parish of _____
State of Louisiana

EXHIBIT A
TO
ACT OF TRANSFER

Servient Estate

DETENTION POND
PITTMAN PLACE

All that certain parcel of land situated in Section 24, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, and is more fully described as follows:

Commence at the Section corner common to Sections 24 & 25, Township 8 South, Range 14 East and Sections 19 & 30, Township 8 South, Range 15 East;

Thence, go South 89 degrees 30 minutes West a distance of 150.74 feet to a point on the Westerly Right-of-way line of I-59 Service Road;

Thence, along said Westerly right-of-way line, go North 00 degrees 09 minutes 28 seconds West a distance of 615.99 feet to a point on the Northerly right-of-way line of Joshua Loop the POINT OF BEGINNING;

Thence, along said Northerly right-of-way line, go South 89 degrees 50 minutes 32 seconds West a distance of 66.80 feet to a point;

Thence, go along the arc of a curve to the left, having a radius of 860.00 feet and an arc length of 114.98 feet to a point;

Thence, go along the arc of a curve to the right, having a radius of 800.00 feet and an arc length of 70.99 feet to a point;

Thence, go North 00 degrees 29 minutes 33 seconds West a distance of 158.87 feet to a point;

Thence, go South 89 degrees 30 minutes 27 seconds West a distance of 95.73 feet to a point;

Thence North 00 degrees 39 minutes 50 seconds West a distance of 236.74 feet to a point on the southerly right-of-way line of Pittman Road;

Thence, along said Southerly right-of-way line, go North 69 degrees 31 minutes 59 seconds East a distance of 171.91 feet to a point;

Thence, go South 00 degrees 12 minutes 25 seconds West a distance of 191.95 feet to a point;

Thence, go North 89 degrees 50 minutes 32 seconds East a distance of 96.70 feet to a point;

Thence, go North 00 degrees 09 minutes 28 seconds West a distance of 30.40 feet to a point;

Thence, go North 89 degrees 50 minutes 32 seconds East a distance of 94.16 feet to a point;

Thence, go South 00 degrees 09 minutes 28 seconds East a distance of 279.15 feet to the POINT OF BEGINNING. Containing approximately 2.2 ACRES of land, more or less. All as shown on the subdivision plat of Pittman Place recorded in the official records of St. Tammany Parish, Louisiana in Map File No. 4307.