

2024-0236

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6778

A resolution endorsing waivers from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, A. Streets, 5. Intersections, and B. Blocks, 1. Length, as requested by Louis M. Andolsek, Jr. for Ashton Plantation Estates, LLC.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires the Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require street centerlines to intersect as nearly as possible at a 90 degree angle, and no less than 75 degrees or greater than 105 degrees; and,

WHEREAS, the Subdivision Regulations require block length be no less than 500 feet between street centers; and,

WHEREAS, the applicant requests waivers from the intersection angle and minimum block length requirements; and,

WHEREAS, granting the waivers will allow the centerlines of N. Cataouatche Circle to intersect outside the allowable range, at approximately 72/108 degrees and approximately 65/115 degrees, and allow the block containing Square 1 and Reserve Q to be less than 500 feet as shown on the Preliminary Plat of PATIO HOMES SUBDIVISION ASHTON PLANTATION by Joseph C. Picciola, II, PLS, Picciola & Associates, Inc. dated July 25, 2023, revised September 11, 2023, October 30, 2023, and May 16, 2024; and,

WHEREAS, the Planning and Zoning Commission approved the Preliminary Plat of PATIO HOMES SUBDIVISION ASHTON PLANTATION with the waivers at its meeting on June 6, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse waivers from the intersection angle and minimum block length requirements as shown on the Preliminary Plat of PATIO HOMES SUBDIVISION ASHTON PLANTATION by Joseph C. Picciola, II, PLS, Picciola & Associates, Inc. dated July 25, 2023, revised September 11, 2023, October 30, 2023, and May 16, 2024, as requested by Louis M. Andolsek, Jr. for Ashton Plantation Estates, LLC.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER

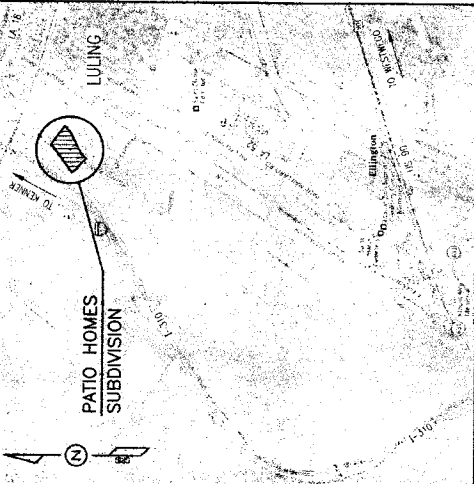
NAYS: NONE

ABSENT: NONE

And the resolution was declared adopted this 8th day of July, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Bob Fisher*
SECRETARY: *Michelle Spadato*
DLVD/PARISH PRESIDENT: *July 9, 2024*
APPROVED: *[Signature]* DISAPPROVED: _____

PARISH PRESIDENT: *Math Jewell*
RETD/SECRETARY: *July 9, 2024*
AT: *3:05 pm* RECD BY: *[Signature]*

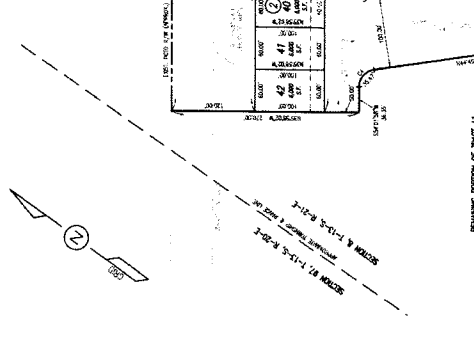


GENERAL NOTES:

- THE SURVEY WAS MADE BY THE SURVEYOR AND THE ACCURACY OF THE SURVEY IS GUARANTEED BY THE SURVEYOR.
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CURVE TABLE

CURVE	POINTS	LENGTH	LENGTH	BEARING
C1	600.00	420.74	415.45	S53.03 W 71.7
C2	1000.00	451.49	431.36	S54.00 W 70.0
C3	1000.00	15.98	14.13	N05.11 W 70.0
C4	1000.00	15.98	14.13	N05.11 W 70.0
C5	2348.33	132.74	105.26	N01.48 W 68.0
C6	2466.33	220.08	220.01	N01.23 W 68.0
C7	775.00	354.08	351.32	S52.37 W 68.0
C8	1000.00	301.15	296.07	S57.48 W 68.0
C9	40.00	18.25	18.25	S00.00 W 68.0
C10	40.00	18.25	18.25	S00.00 W 68.0
C11	50.00	26.42	26.11	S48.52 W 68.0
C12	50.00	25.91	25.62	S46.51 W 68.0
C13	40.00	17.75	17.52	S01.09 W 68.0
C14	40.00	17.75	17.52	S01.09 W 68.0
C15	40.00	17.75	17.52	S01.09 W 68.0
C16	1153.00	343.43	342.17	S37.53 W 68.0
C17	21.00	40.91	36.39	S107.14 W 68.0
C18	50.00	15.74	15.74	S09.01 W 68.0
C19	25.00	37.77	34.38	N07.73 W 68.0
C20	25.00	37.77	34.38	N07.73 W 68.0
C21	25.00	37.77	34.38	N07.73 W 68.0
C22	25.00	37.77	34.38	N07.73 W 68.0
C23	25.00	37.77	34.38	N07.73 W 68.0
C24	25.00	37.77	34.38	N07.73 W 68.0
C25	25.00	37.77	34.38	N07.73 W 68.0
C26	25.00	37.77	34.38	N07.73 W 68.0
C27	25.00	37.77	34.38	N07.73 W 68.0
C28	25.00	37.77	34.38	N07.73 W 68.0
C29	25.00	37.77	34.38	N07.73 W 68.0
C30	25.00	37.77	34.38	N07.73 W 68.0
C31	25.00	37.77	34.38	N07.73 W 68.0
C32	1180.00	328.13	328.83	N05.41 W 68.0
C33	650.00	58.30	58.39	N03.31 W 68.0
C34	75.00	77.36	74.19	N11.30 W 68.0
C35	75.00	77.36	74.19	N11.30 W 68.0
C36	75.00	77.36	74.19	N11.30 W 68.0
C37	75.00	77.36	74.19	N11.30 W 68.0
C38	75.00	77.36	74.19	N11.30 W 68.0
C39	75.00	77.36	74.19	N11.30 W 68.0
C40	75.00	77.36	74.19	N11.30 W 68.0



REMARKS:

RESERVE P: 100' WIDE (SEE APPROVALS)

RESERVE Q: 100' WIDE (SEE APPROVALS)

RESERVE R: 100' WIDE (SEE APPROVALS)

ASHTON PLANTATION ESTATES, LLC
 100' WIDE (SEE APPROVALS)

GENERAL NOTES:

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FLOOD ZONE:

THE PROPOSED SUBDIVISION IS LOCATED IN FLOOD ZONE X-1. THE AREA IS UNDESIRABLE FOR CONSTRUCTION AND SHOULD BE AVOIDED. THE FLOOD ZONE IS SHOWN ON THE MAP OF THE STATE OF LOUISIANA, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF FLOOD CONTROL, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

REFERENCE MAPS:

- STATE OF LOUISIANA, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF FLOOD CONTROL, MAP OF THE STATE OF LOUISIANA, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF FLOOD CONTROL, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
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DRAINAGE NOTE:

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED SUBDIVISION AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS LOCATED IN A FLOOD ZONE. THE SURVEYOR HAS NOT CONDUCTED A DRAINAGE SURVEY AND HAS NOT DETERMINED THE DRAINAGE PATTERNS FOR THE PROPOSED SUBDIVISION. THE PROPOSED SUBDIVISION IS SUBJECT TO CHANGE WITHOUT NOTICE.

SEWERAGE DISPOSAL:

THE PROPOSED SUBDIVISION IS LOCATED IN AN UNDESIRABLE AREA FOR SEWERAGE DISPOSAL. THE SURVEYOR HAS NOT CONDUCTED A SEWERAGE DISPOSAL SURVEY AND HAS NOT DETERMINED THE SEWERAGE DISPOSAL PATTERNS FOR THE PROPOSED SUBDIVISION. THE PROPOSED SUBDIVISION IS SUBJECT TO CHANGE WITHOUT NOTICE.

SETBACK TABLE:

SEE APPROVALS FOR SETBACK REQUIREMENTS.

SURVEY DATA:

DATE: 6/20/2023
 BY: [Signature]
 DATE: 7/19/2024
 BY: [Signature]

APPROVALS:

[Signature] CHAIR, ST. CHARLES PARISH COUNCIL
 [Signature] PARISH PRESIDENT

DATE: 6/20/2023
 DATE: 7/19/2024

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF LOUISIANA. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING ENGINEERS OF THE STATE OF LOUISIANA. THE SURVEY WAS MADE IN ACCORDANCE WITH A CLASS 'C' SURVEY INDICATED IN THE ABOVE STANDARDS.

APPROVED BY: [Signature]
 JOSEPH G. PICCOLA, P. E.
 LA. LICENSE NO. 4918
 CIVIL ENGINEER

DEDICATION:

A PART OF THE DEDICATION SHALL BE SUBMITTED BY SUBMITTER PRIOR TO APPROVAL OF THE PLAN FOR:

OWNERS:

ASHTON PLANTATION ESTATES, LLC
 100' WIDE (SEE APPROVALS)

REVISIONS:

DATE	REVISIONS
08-11-2023	REV. B: MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.
10-30-2023	REV. C: REVISIONS TO SUBMISSION LAYOUT.
05-16-2024	REV. D: REVISED ZONING AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.

STAMP:

PICCOLA & ASSOCIATES, INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 100' WIDE (SEE APPROVALS)

REVISIONS:

DATE: 07/25/2023
 SCALE: AS SHOWN

STAMP:

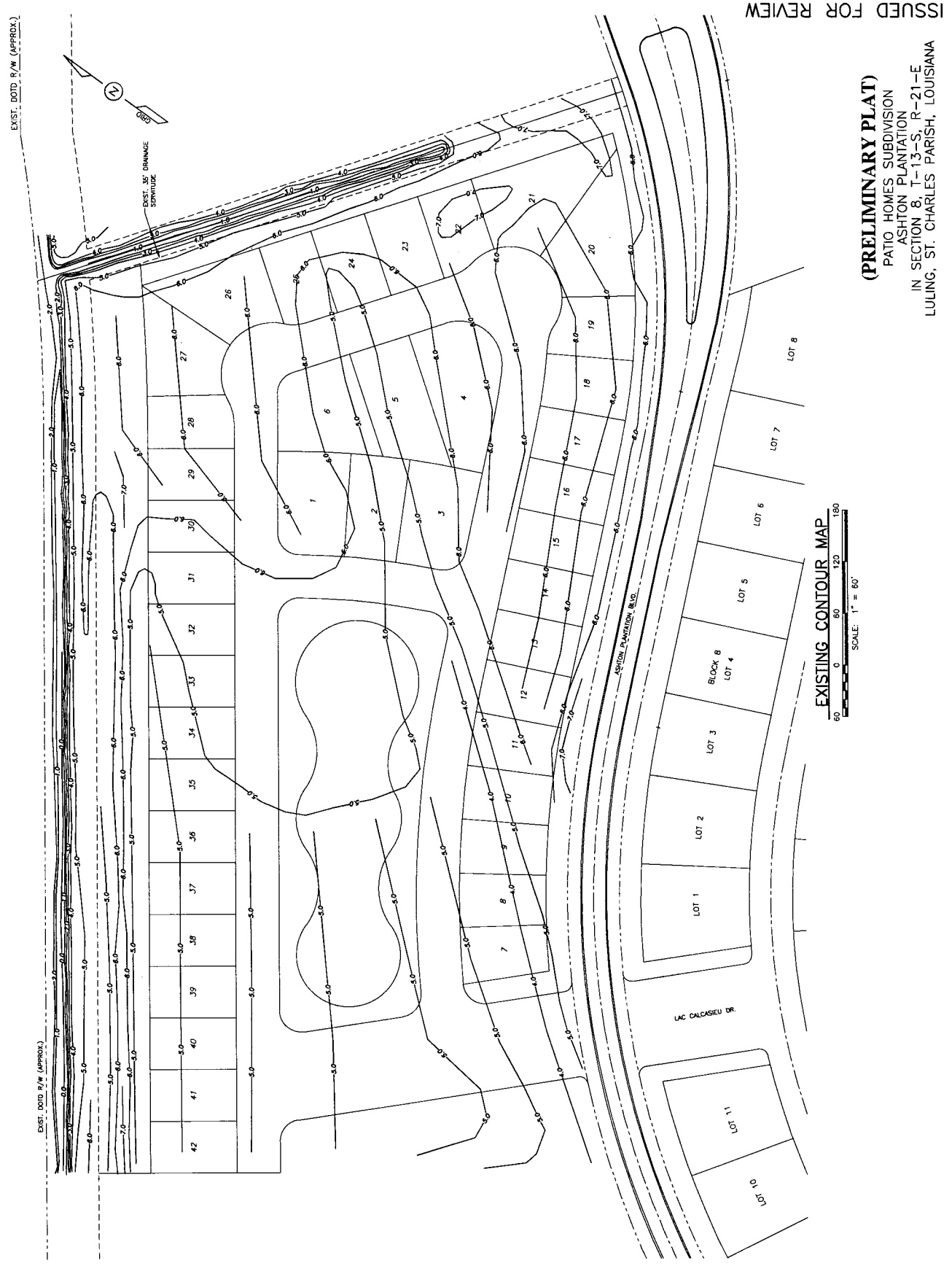
ASHTON PLANTATION ESTATES, LLC
 PATIO HOMES SUBDIVISION
 PRELIMINARY PLAN
 LULING, LOUISIANA

SCALE(S) SHOWN ARE BASED ON 2X=34 FULL SIZE SHEET

SURVEY
 HORIZONTAL CONTROL:
 LOUISIANA STATE PLANE
 1702 LOUISIANA SOUTH ZONE
 (NAD 83 (2011) EPOCH 2010.00)
 DATUM: MEAN SEA LEVEL
 V.S. PROVIDER IS C4G

VERTICAL CONTROL:
 NAVD 88 (GEOID 16, REV. 11/26/19)

- SURVEY NOTES:**
1. ALL ELEVATIONS DERIVED FROM TOPOGRAPHIC SURVEYS CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON AND DRONE AERIAL SURVEY CONDUCTED BY PICCIOLA & ASSOCIATES, INC. ON JUNE 21, 2023.
 2. PROJECT SITE IMAGE DERIVED FROM DRONE AERIAL PHOTOGRAPHY AND JUNE 21, 2023.
 3. CURRENT EXISTING SITE CONDITIONS MAY VARY FROM TIME OF INITIAL SURVEYS.



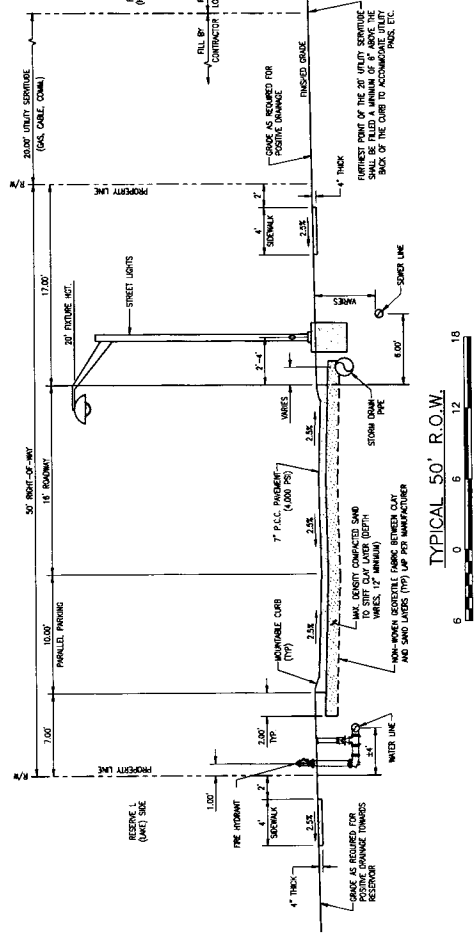
EXISTING CONTOUR MAP
 SCALE: 1" = 80'

ISSUED FOR REVIEW

(PRELIMINARY PLAT)
 PATIO HOMES SUBDIVISION
 ASHTON PLANTATION
 IN SECTION 8, T-13-S, R-21-E
 LULING, ST. CHARLES PARISH, LOUISIANA

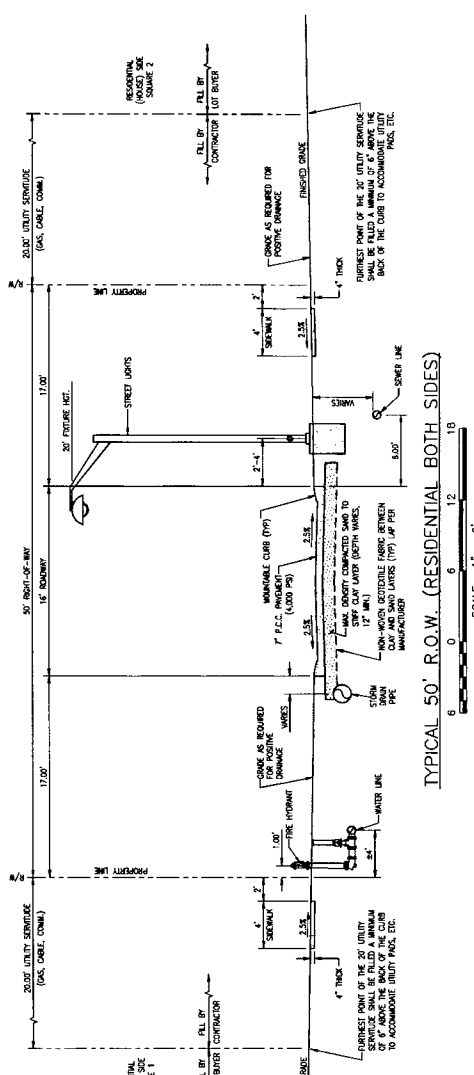
ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION EXISTING CONTOUR MAP LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA		SHEET NO. 3 of 4 REV.D
DATE: 07/25/2023	SCALE: AS SHOWN	PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS NAVALE ARCHITECTS MARINE ENGINEERS 610 SOUTH CITY OF MONROE, LA 70001 (504) 333-9294
DESIGNED BY: J.C.P.	DRAWN BY: L.L.G.	
REVISIONS:		
DATE: 09-11-2023	REVISIONS: REV. MISCELLANEOUS REVISIONS AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.	STAMP:
DATE: 10-30-2023	REVISIONS: REV. CORRECTIONS TO SUBMITTAL FOR ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.	
DATE: 02-16-2024	REVISIONS: REV. CORRECTIONS TO SUBMITTAL FOR ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.	

SCALE(S) SHOWN ARE BASED ON 22x34 FULL SIZE SHEET



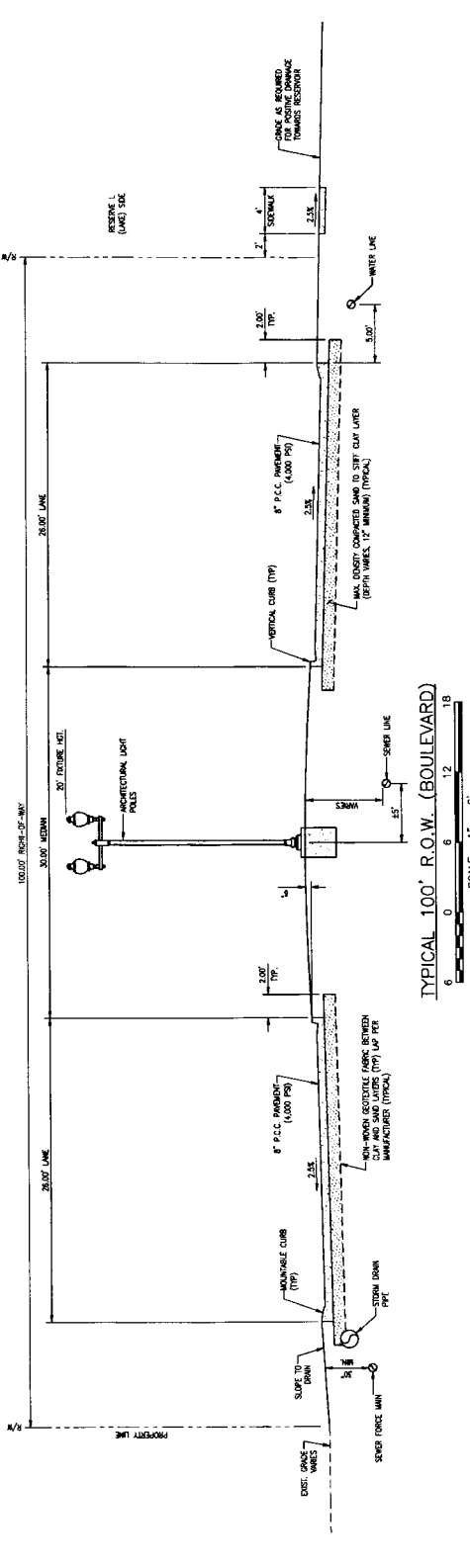
TYPICAL 50' R.O.W. (RESIDENTIAL BOTH SIDES)

SCALE: 1" = 6'



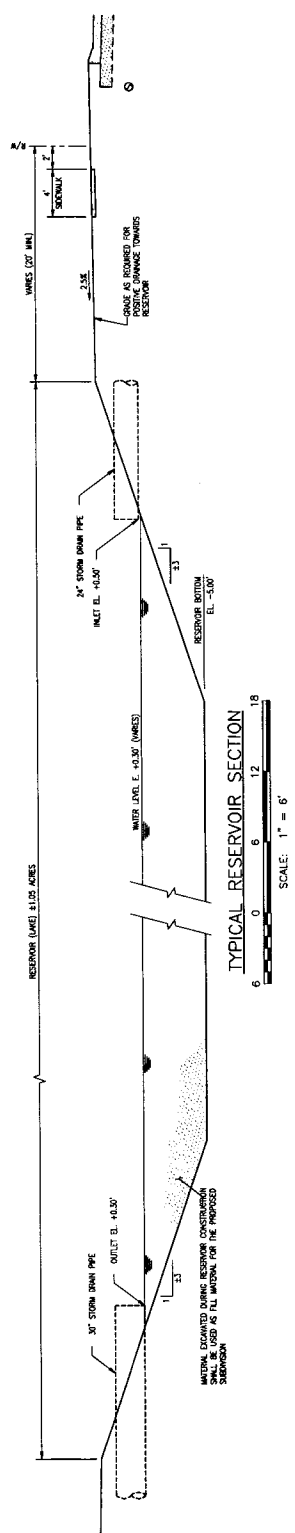
TYPICAL 50' R.O.W. (RESIDENTIAL BOTH SIDES)

SCALE: 1" = 6'



TYPICAL 100' R.O.W. (BOULEVARD)

SCALE: 1" = 6'



TYPICAL RESERVOIR SECTION

SCALE: 1" = 6'

ISSUED FOR REVIEW

(PRELIMINARY PLAT)
 PATIO HOMES SUBDIVISION
 ASHTON PLANTATION
 IN SECTION 8, T-13-S, R-21-E
 LULING, ST. CHARLES PARISH, LOUISIANA

REVISIONS: DATE: 08-03-2023 REVISION: REVISED PER OWNER'S COMMENTS DATE: 09-11-2023 REVISION: REVISED PER ST. CHARLES PARISH COMMENTS DATE: 10-30-2023 REVISION: REVISED TO SUBDIVISION LAYOUT DATE: 05-18-2024 REVISION: REVISED ZONING AS PER ST. CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING COMMENTS.		SHEET NO. 4 OF 4
STAMP: 		ASHTON PLANTATION ESTATES, LLC PATIO HOMES SUBDIVISION TYPICAL R.O.W. SECTIONS
DATE: 07/25/2023 SCALE: AS SHOWN	PICCIOLA & ASSOCIATES, INC. CIVIL ENGINEERS LAND SURVEYORS MARINE ENGINEERS 507 OF 6 LULING ROAD METairie, LA 70002	LULING, LOUISIANA ST. CHARLES PARISH, LOUISIANA
DESIGNED BY: J.C.P. DRAWN BY: L.J.G. CHECKED BY: J.C.P.	SCALE(S) SHOWN ARE BASED ON 22X34 FULL SIZE SHEET	