

**ST. TAMMANY PARISH PLANNING COMMISSION MEETING AGENDA**  
**6:00PM – TUESDAY, NOVEMBER 13, 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 AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE OCTOBER 9, 2018 MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS:**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

**Entering the Parish Right of Way (Warner Lane/LA HWY 59) Ward 4, District 5**

Request: Relocation of Monument Sign

Debtor: P&W Industries, L.L.C./Parish Concrete, L.L.C.

General Location: Intersection Warner Lane and LA HWY 59

Parish Council District Rep.: Hon. Rykert Toledano

**ENTERING THE TAMMANY TRACE**

**MINOR SUBDIVISIONS**

**PETITIONS/REQUESTS**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-1227-PP**

Ashton Parc, 4th & 5th Filing, Ward 8, District 8

Developer/Owner: First Horizon, Inc.

Engineer: Benchmark Group, Inc.

Parish Council District Representative: Hon. Chris Canulette

**POSTPONED FROM THE OCTOBER 9, 2018 MEETING**

**2018-1277-PP**

Guste Island Parcel I, Ward 1 District 4  
Developer/Owner: McInt, Inc.  
Engineer: Kelly McHugh and Associates, Inc.  
Parish Council District Representative: Hon. Michael Lorino

**2018-1278-PP**

Bedico Creek Parcel 14, Ward 1 District 1  
Developer/Owner: Kelly McHugh and Associates  
Engineer: Kelly McHugh and Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**2018-1280-PP**

Rigolets Estates 3A-1, Ward 8 District 13  
Developer/Owner: Succession of Fredrick J. Sigur  
Engineer: GEC, Inc.  
Parish Council District Representative: Hon. Michele Blanchard

**FINAL SUBDIVISION REVIEW**

**2018-1197-FP**

Southern Oaks, Phase 1, Ward 1, District 4  
Developer/Owner: Yanin, LLC  
Engineer: Kyle Associates, LLC  
Parish Council District Representative: Hon. Michael Lorino  
**POSTPONED FROM THE OCTOBER 9, 2018 MEETING**

**2018-1276-FP**

Money Hill Plantation, Phase 7B-1, Ward 6, District 6  
Developer/Owner: Money Hill Plantation, LLC  
Engineer: J.V. Burkes and Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

**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 indefinitely at the June 12, 2018 Meeting, request to be placed on the December 11, 2018 Agenda*

**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, LLC

Parish Council District Representative: Hon. James Thompson

*Postponed indefinitely at the October 9, 2018 Meeting, request to be placed on the December 11, 2018 Agenda*

**2018-1283-AOC**

The Preserve at River Chase Phase 1A & 1B, Ward 1, District 1

Surveyor: Southern Lifestyle Development

Parish Council District Representative: Hon. Marty Dean

*Request to amend the width of a drainage servitude*

**NEW BUSINESS****ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, OCTOBER 9, 2018**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty,  
Randolph, Bagert

Absent: Drumm

Staff Present: Cara Bartholomew, Chris Tissue, Jay Watson, Shelby Vorenkamp, Mike Sevante,  
Jennifer Lange

**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** - Randolph presented the Invocation.

**PLEDGE OF ALLEGIANCE** - Cazaubon presented the Pledge of Allegiance.

**APPROVAL OF THE AUGUST SEPTEMBER 11, 2018 MINUTES**

**Lorren moved to approve, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert

**Nay:**

**Abstain:**

**ELECTION OF CHAIRMAN AND VICE CHAIRMAN**

**James Davis, Chairman - David Doherty, Vice Chairman**

**Fitzmorris moved to approve, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert

**Nay:**

**Abstain:**

**REQUESTS FOR POSTPONEMENT**

**2018-1053-PP - POSTPONED INDEFINITELY \*see “NEW BUSINESS”**

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

**POSTPONED FROM THE JUNE 12, 2018 MEETING**

**POSTPONED FROM THE JULY 10, 2018 MEETING**

**POSTPONED FROM THE AUGUST 14, 2018 MEETING**

**POSTPONED FROM THE SEPTEMBER 11, 2018 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

Opposition: John Martin, David Lee Campbell, Matthew Allen

**Cazaubon moved to approve, second by Randolph.**

## **OCTOBER 9, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert  
**Nay:**  
**Abstain:**

### **2018-1105-PP - POSTPONED FOR TWO MONTHS**

Providence Parks Ph. 1, Ward 1, District 3  
Developer/Owner: Providence Parks, LLC  
Engineer: SLD Engineering and Surveying  
Parish Council District Representative: Hon. James Thompson

**POSTPONED FROM THE JULY 10, 2018 MEETING**

**POSTPONED FROM THE AUGUST 14, 2018 MEETING**

**POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: John Martin, David Lee Campbell, Matthew Allen

**Doherty moved to approve, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert  
**Nay:**

**Abstain:**

### **2018-1227-PP - POSTPONE FOR ONE MONTH**

Ashton Parc, 4th & 5th Filing  
Developer/Owner: First Horizon, INC  
Engineer: Benchmark Group, INC  
Parish Council District Representative: Hon. Chris Canulette

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Carlos Mansfield

Opposition: None

**Doherty moved to approve, second by Fitzmorris.**

Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert

**Nay:**

**Abstain:**

### **2018-1197-FP**

Southern Oaks, Phase 1, Ward 1, District 4  
Developer/Owner: Yanin, LLC  
Engineer: Kyle Associates, LLC  
Parish Council District Representative: Hon. Michael Lorino

**POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

**Fitzmorris moved to approve, second by Willie.**

Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert

**Nay:**

**Abstain:**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

**MINOR SUBDIVISIONS**

**2018-1231-MSP - APPROVED WITH WAIVERS**

A minor sub of a 3.082-acre parcel into Plot 7-A & Plot 7-B Meiners Rd, Mandeville W4 D7

Owner/Petitioner: Linda & Normans Meiners

Surveyor: Turner Surveys, LLC

Parish Council District Rep.: Hon. Jacob B Groby III

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Linda Meiners

Opposition: None

**Cazaubon moved to approve, second by Willie.**

Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert

**Nay:**

**Abstain:**

**PETITIONS/REQUESTS**

**Dove Park Subdivision, Sq. 1 Lot 16, W4, D5 - APPROVED**

Surveyor: H. C Sanders & Associates, Inc.

Parish Council District Rep.: Hon. Rykert Toledano

*Request to build on substandard lot of record.*

**POSTPONED FROM THE SEPTEMBER 11, 2018 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

**Cazaubon moved to approve, second by Fitzmorris.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert

**Nay:**

**Abstain:** Richardson missed voting window

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

## **OCTOBER 9, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

### **2018-1229-PP - APPROVED**

Bedico Creek, Parcel 6 & 7

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, LLC

Parish Council District Representative: Hon.Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

**Doherty moved to approve, second by Lorren.**

Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert

**Nay:**

**Abstain:**

### **FINAL SUBDIVISION REVIEW**

### **OLD BUSINESS**

### **NEW BUSINESS**

Mr. Shoen requested The Preserve at Goodbee Lakes to be on the November 13, 2018 agenda under “Old Business” to be placed under “Preliminary” for the December 11, 2018 agenda.

## **ADJOURNMENT**

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**Mr. James “Jimmie” Davis, III**  
**Chairman**

**ENTERING THE PARISH  
RIGHTS-OF-WAY,  
SERVITUDES AND  
EASEMENTS**





## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

November 6, 2018

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

Re: Enter the Parish R.O.W. - Warner Lane  
Monument Sign for P & W Industries, LLC/Parish Concrete, LLC

Honorable Commissioners,

The existing monument sign is located within the median of Warner Lane, a roadway within the Parish Maintenance System. Due to proposed improvements to LA HWY #59, the existing monument sign needs to be relocated.

Subsequent to approval by the Planning Commission, additional approval will be required by the Parish Council to continue to allow this "advertising sign" to remain within the Parish roadway right of way.

The Department of Planning and Development has no objection to the relocation of this advertising sign.

Sincerely,



Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable Rykert Toledano  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Shannon Davis  
Mr. Earl J. Magner  
Mr. Chris Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Jeff Schoen, Jones Fussell, LLP

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC, 68660 LA HWY #59, MANDEVILLE, LOUISIANA 70471 TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE MEDIAN OF WARNER LANE, FOR THE PURPOSE OF RELOCATING A MONUMENT SIGN. WARD 4, DISTRICT 5.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project.
8. That the petitioner submit as-built drawings certifying that the project was completed in accordance with the approved plans.
9. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

(DRAFT DATE NOVEMBER 6, 2018)

RESOLUTION P.C. NO. \_\_\_\_\_

PAGE NO. 2 OF 2

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED  
BY \_\_\_\_\_; A VOTE THEREON RESULTED IN THE  
FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AT A REGULAR MEETING OF  
THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

\_\_\_\_\_  
JAMES "JIMMIE" DAVIS III, CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
SIDNEY FONTENOT, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

*Revised 01/25/18*









**GALLARDO SIGNS**

2025 Philip Dr. Suite A  
Covington, La 70433

gallardosigns.com

985.893.5596

orders@gallardosigns.com

\*COLORS REPRESENTED  
ON THIS PRINT MAY NOT  
MATCH THE PMS, VINYL,  
OR PAINT COLORS EXACTLY.

84"

42"



P & W INDUSTRIES, LLC

42"

**PARISH**  
**CONCRETE**  
LLC

24"



96"

4"

108"

84"

24"



**CLIENT**

P&W

**SALES REP.**

Rory G.

**DESIGNER**

Jason S.

**APPROVED BY:**

**PROJECT**

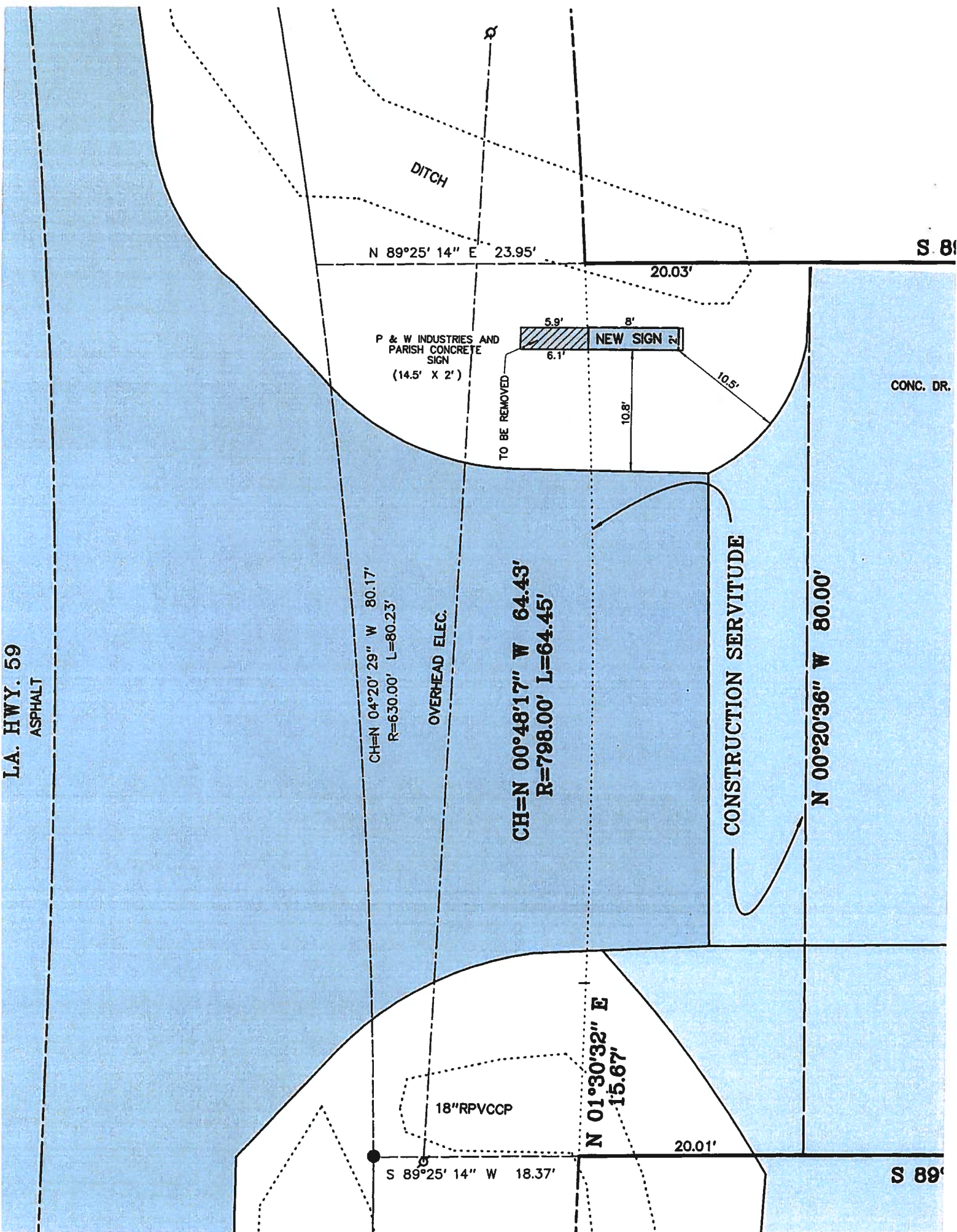
**DATE**

**REVISION DATE**

**APPROVED DATE:**

File: ParishConcrete.dwg

L.A. HWY. 59  
ASPHALT



# **PRELIMINARY SUBDIVISION REVIEW**







**General Comments:**

1. The developer has requested a waiver of the driveways on corner lots not being located closer than 60' from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect, for lots #250 and #335 only. Should the request for waiver of said regulation be granted, Lot #250 will be restricted to have its driveway located on Castine Cove and Lot # 335 will be restricted to have its driveway located on Ridgefield Drive;
2. Contact 911 addressing to lock in the proposed road names and receive addresses. Road names are subject to change until they have been verified by 911;
3. Provide written approval from the utility company of the water and sewer plans for this development;
4. LDH approval of the water distribution lines and sewer collection lines is required.

**Informational Items:**

No funded **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 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 November 13, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



**General Comments:**

1. The fill and grading statement must be revised to further identify which lots in Parcel I will be graded by the developer and which lots will be the responsibility of the individual home builder;

**Preliminary Plat:**

2. The drainage servitude at the rear of lots 430-434 must be a public servitude as all drainage in the subdivision is Parish maintained. Revise the width of the drainage servitude to meet Parish requirements;
3. Signage within Guste Island is privately maintained. Therefore, include a note on the plat indicating that the HOA will own and maintain all traffic control signs and posts;
4. LDH approval of the water distribution lines and sewer collection lines is required;

**Paving and Drainage Plan:**

5. Revise the cross culvert at the intersection of White Dove Dr. and Fox Sparrow Loop so that the culvert crosses the road at a 90-degree angle.

**Informational Items:**

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," 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 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 November 13, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



**General Comments:**

1. The fill and grading statement must be revised to further identify which lots in Parcel 14 will be graded by the developer and which lots will be the responsibility of the individual home builder;
2. It appears that some of the downstream culverts outlined in the drainage design table did not account for sub-basin #4. Revise the design table to include this area and verify that all pipes are sized correctly. Revise pipe sizes as needed;

**Preliminary Plat:**

3. LDH approval of the water distribution lines and sewer collection lines is required;
4. Include a north arrow and scale on the plat;
5. Show a permitted driveway area on the eastern side of lot 881. A driveway connection to the end of the T-turnaround will not be permitted;

**Paving and Drainage Plan:**

6. Paving work is indicated outside of the footprint of the subdivision near the intersection of Kelly Lake Lane and Audubon Parkway. Construction in this area was included as part of Parcel 15. Revise the paving and drainage plan to remove this area from Parcel 14.

**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 November 13, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of November 6, 2018)*

CASE NO.: 2018-1280-PP

SUBDIVISION NAME: Rigolets Estates, Phase 3A-1

DEVELOPER: Succession of Frederick J. Sigur, Frederick J. Sigur, Jr., Executor  
P.O. Box 59  
Arabi, LA 70032

ENGINEER/SURVEYOR: G.E.C., Inc.  
3445 North Causeway Boulevard  
Metairie, LA 70002

SECTION: 37

WARD: 8

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East 13

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 west of LA HWY 90, south of LA HWY 433 and just north of the Rigolets Pass.

TOTAL ACRES IN DEVELOPMENT: 16.887

NUMBER OF LOTS: 35

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "V15, Elev. 15" & "V15, Elev. 14"

REVISED PUD APPROVAL GRANTED: October 16, 2018

**STAFF COMMENTARY:**

**Department of Planning and Development**

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

The following comments must be addressed before a work order is issued:

**General Comments:**

1. At the time that the Rigolets Estates, Phase 3 PUD was approved, the existing phases of Rigolets Estates were a private subdivision. Therefore, the staff had no objection to the cul-de-sac at the east end of Dolphin Street instead of a connecting road. Now that all phases of Rigolets Estates will be in the Parish Maintenance System, the Dept. of Development – Engineering recommends that this cul-de-sac be eliminated and have Phase 3A-1 tie-in to the existing phase. This will improve traffic flow and provide an additional outlet for Phase 3A-1, while also eliminating a “dead end” situation in the existing phase;
2. Rigolets Estates PUD was originally approved in 1986, however, since that time two (2) Major Amendments to the PUD have been granted by the Zoning Commission. At the time of amendment approval, the 25% greenspace requirement was in place. Therefore, the PUD must adhere to those regulations per Sec. 130-1673. – PUD - General standards and criteria. Rigolets Estates, Phase 3A-1 as currently proposed does not meet the 25% greenspace requirement and must be revised;
3. There is a 35ft servitude across the rear of Lots 1-8 that spans the entirety of the rear yards. The rear yard setback is also 35ft. Therefore, no construction of any kind will be permitted in these backyards;
4. Contact 911 addressing to lock in the proposed road names and receive addresses. Road names are subject to change until they have been verified by 911;
5. A complete traffic study for the entirety of Rigolets Estates, Phase 3 PUD must be submitted for review and approval in accordance with Chapter 125 – Subdivision Regulations, Article VI – Traffic Impact Analysis;
6. DOTD approval of the TIA and a DOTD driveway permit for all Hwy 433 connections associated with this PUD is required;
7. Utility company approval of the water distribution lines and sewer collection lines is required;
8. Remove the “Parcel 1” reference from the title sheet and plat;
9. Provide the geo-technical report, including the roadway design and pavement sections that will be used;
10. LDH approval of the water distribution lines and sewer collection lines is required;

**Preliminary Plat:**

11. Revise the dedication statement to state who will be responsible for ownership and maintenance of all traffic control signs and posts;

**Master Paving and Drainage Plan:**

12. Provide the proposed grades for the entrance boulevard and existing ditch grades to the east and west of the entrance along Hwy 433;

**Master Sewer and Water Plan:**

13. Show the existing water and sewer lines within the subdivision and include an “existing lines to be removed” note;

**Signage and Pavement Marking Plan:**

14. Add “All-Way” plaques under the stop signs at the intersection of Dolphin St. and Redfish Drive, and include a typical signage installation detail on this sheet.

**Informational Items:**

Since this project is within tidal range, no detention will be required. However, the developer is required to provide fee in lieu of detention in the amount of 16.887 acres x \$1,500/acre = \$53,330.50

**No funded Maintenance Obligation** is required since this subdivision fronts on a state highway.

**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 November 13, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



# **FINAL SUBDIVISION REVIEW**

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As November 6, 2018)*

CASE NO.: 2018-1197-FP

SUBDIVISION NAME: Southern Oaks, Phase 1

DEVELOPER: Yanin, LLC  
13045 Seymour Meyers Boulevard; Suite 18  
Covington, LA 70443

ENGINEER/SURVEYOR:	Kyle Associates, LLC	Kelly McHugh and Associates
	638 Village Lane North	845 Galvez Street
	Mandeville, LA 70471	Mandeville, LA 70448

SECTION: 16

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 4

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 south of LA HWY 22, east of LA HWY 1085, west of Trepagnier Road and west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 27.61

NUMBER OF LOTS: 58                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development - Engineering**

This project was postponed at the September 11, 2018 and the October 09, 2018 Planning Commission meetings.

Periodic inspections have been made by this office during construction and the final inspection was made on October 25, 2018. The inspection disclosed that all of the concrete 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 must be completed before the plats are signed:

**General Comments:**

1. A letter of acceptance and responsibility from the utility provider for the perpetual maintenance and operation of the water and sewer system infrastructure is required;
2. A negative bacteriological report relative to the construction of the project's water system is required;
3. Multiple hydrants were installed below grade. All fire hydrant elevations must be checked and raised where required.
4. Certification from DOTD that construction of the left turn lane on Hwy 22 is satisfactory is required;
5. The fill and grading statement indicated that the individual homebuilder would be responsible for grading the lots in accordance with the as-built drainage plan. However, many of the lots within the subdivision will require the removal of up to 2ft of material. This amount of grading is excessive and will greatly increase the likelihood of multiple drainage issues during home construction. Design revisions are recommended in order to bring the existing lot and ditch elevations into alignment with the proposed grades;

**Final Plat:**

6. Provide another benchmark as the current benchmark is located on a residential lot;
7. Revise the dedication statement to state the H.O.A. will own and maintain all traffic control signage and mounting poles;
8. Add a restrictive covenant stating the H.O.A. or Developer will own and maintain the greenspace;
9. Revise restrictive covenant #13 to reference Chapter 125 instead of Ord. 499;

**As-built Drainage Plan:**

10. Provide ditch invert elevations to the east and west of the subdivision entrance to verify that the roadside drainage along Hwy 22 is functioning properly;
11. Remove the garden home lots from the driveway culvert table as subsurface drainage is being provided in this area;
12. The driveway culvert table must be updated to reflect the as-built invert elevations of the ditches.
13. The as-built plan does not show positive flow in the ditches in many locations. Regrade the ditches and provide revised as-built plans showing positive flow;
14. Additional survey data is required around the entire detention pond at regularly spaced intervals to verify the correct top of bank elevation of 18ft is being met;

15. The outfall ditch section does not appear to be constructed according to the previously approved preliminary plans. Verify that the required ditch capacity is being provided and install the 24" outfall pipe at the south end of the ditch;
16. The as-built plan indicates that the green space between the lots will be a highpoint. Additional survey data or design elevations are required. If grading work is required in green space areas to conform with the as-built drainage plan, indicate who will be responsible for performing this work;
17. The proposed elevations along lots abutting green space show that there is a difference of approximately 1.5ft. How will this difference in grade be accommodated?
18. Provide an as-built cross-section for the new subsurface section along Moss Point Lane;

**As-built Sewer Plan:**

19. Provide additional invert elevations for SMH #7 showing all four sewer line connections;
20. Provide invert elevations for the connection to the sewer lift station;

**As-built Signage Plan:**

21. Add speed limit signs along Oak Bend Lane in accordance with the approved preliminary plans;

**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 3,095 linear feet x \$25.00 per linear foot = \$77,400 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077.00 per lot x 58 lots = \$62,466.00

Drainage Impact Fee = \$1114.00 per lot x 58 lots = \$64,612

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 November 13, 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 November 6, 2018)*

CASE NO.: 2018-1276-FP

SUBDIVISION NAME: Money Hill Plantation, Phase 7B-1

DEVELOPER: Money Hill Plantation, LLC  
100 Country Club Drive,  
Abita Springs, LA 70420

ENGINEER/SURVEYOR: J. V. Burkes and Associates, LLC  
1805 Shortcut Highway  
Slidell, LA 70458

SECTION: 12

WARD: 6

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 6

RANGE: 12 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 north of LA HWY #435 and east of Abita Springs.

TOTAL ACRES IN DEVELOPMENT: 23.937

NUMBER OF LOTS: 23

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development - Engineering**

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

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

**General Comments:**

1. A letter of acceptance and responsibility from the utility provider for the perpetual maintenance and operation of the water and sewer system infrastructure is required;
2. Section 125-56 states that “all lots within new subdivision must have either a public or private street or road frontage constructed for the full lot frontage.” Therefore, a waiver of the regulations is required since Camphill Dr. does not extend across the entire length of lot 407;

**Final Plat:**

3. Provide clarification for the purpose of the 50ft buffer at the rear of lots 406-418. This buffer was previously labeled as a 50ft maintenance servitude on the approved preliminary plans;
4. Remove the “under construction” note as the lift station has been constructed;
5. Remove the driveway culvert schedule from the plat and include this information on the as-built drainage plan;
6. Revise restrictive covenant #9 to state that the park area and traffic signage will also be owned and maintained by the HOA;

**As-built Drainage Plan:**

7. A fill and grading statement must be provided to this office and the final plat and/or the as-built drainage plan must be updated accordingly;
8. Provide drainage arrows on all lots;
9. Remove the “drainage note” and replace this information with the culvert table from the final plat;
10. Lot 419 appears to be at the highpoint of the ditch section. Verify that a culvert is required at this location. If no culvert is required, then revise the culvert table accordingly;
11. The “bold” print invert elevations on this sheet are the design elevations, not the as-built elevations. Revise the “as-built data is bold” note accordingly.

**As-built Sewer Plan:**

12. Replace the design sewer slopes with as-built sewer slopes;
13. The “bold” print invert elevations on this sheet are the design elevations, not the as-built elevations. Revise the “as-built data is bold” note accordingly.
14. The minimum recommended slope of 0.4% was not achieved for the sewer main between manholes 4 & 5 and manholes 11 & 12. Provide verification that a minimum clearing velocity of 2ft/sec can be

achieved with the existing slope.

**As-built Signage Plan:**

15. Revise this sheet to include the end-of-roadway signage and speed limit signs that are installed.

**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 2596 linear feet x \$22.00 per linear foot = \$57,100 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.

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

This subdivision **is not** within the "Urban Growth Boundary Line."

Revised drawings will not be accepted prior to the November 13, 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

November 7, 2018

Old Business  
November 13, 2018

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

Re: 2018-1015-MSP  
Minor Subdivision

Honorable Commissioners,

The above captioned Minor Subdivision was postponed indefinitely at the June 12, 2018 meeting due to the petitioner having to go through the zoning change process. The zoning change has been approved and the minor subdivision can now be reviewed.

The petitioner has requested to be placed on the December 11, 2018 Planning Commission agenda.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cara Bartholomew", is written over the typed name.

Cara Bartholomew  
Parish Planner



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

November 6, 2018

Old Business  
November 13, 2018

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

Re: The Preserve at Goodbee Lakes

Honorable Commissioners,

The above captioned subdivision was postponed indefinitely at the October 9, 2018 Planning Commission meeting. At the meeting, Mr. Schoen verbally requested this subdivision be placed on the November 13, 2018 Planning Commission Agenda under "Old Business."

Should the Commission approve Mr. Schoen's request, The Preserve at Goodbee Lakes will be placed on the December 11, 2018 Planning Commission agenda under "Preliminary."

Sincerely,

  
Jay B. Watson, P.E.  
Parish Engineer

xc: Honorable James Thompson  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner  
Mr. Chris Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Jeff Vallee, D.R. Horton, Inc. - Gulf Coast  
Mr. Jeff Schoen, Jones Fussell, LLP



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

November 6, 2018

Old Business  
November 13, 2018

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


Re: Preserve at River Chase, Phase 1A and 1B  
Act of Amendment

Honorable Commissioners,

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

Therefore, it is recommended that the Act of Amendment be approved to amend the width of the PSOP in Phase 1A and 1B along lots #1-#16 and #43 from 27' to 22' and to amend the lot width of lots #1-#10 in Phase 1A.

Sincerely,



Jay B. Watson, P.E.  
Parish Engineer

Enclosure: Act of Amendment, Recorded Plat for Phase 1A and Phase 1B, and Exhibit "A"

xc: Honorable Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner  
Mr. Chris Tissue, P.E.  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Jeff Schoen, Jones Fussell, LLP

**ACT OF AMENDMENT  
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:**

**Barry J. Bleichner, P.E., P.L.S. 4422, REGISTERED PROFESSIONAL LAND SURVEYOR**

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

After further examination of the official subdivision plats for The Preserve at River Chase Subdivision Phases 1-A & 1-B recorded July 30, 2018 and November 02, 2018, respectively, filed as Map File Nos. 5763 and 5800, respectively, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered that an amendment needs to be made to said plats.

On lots 1 through 10 and on lots X-1 and 43 in Phase 1-A and on lots 11 through 16 in Phase 1-B, areas designated as "PSOP & Utility Serv." or "Alley PSOP & Utility Serv." along the rear of the lots is 27.00 feet wide. Lots 1 through 10 and lot X-1 in Phase 1-A are dimensioned as shown on the final plat as referenced in this document.

In order to amend the recorded Subdivision Plats, the undersigned does hereby amend the subdivision plat for The Preserve at River Chase Phases 1-A & 1-B as follows:

On lots 1-A through 10-A and on lots X-1-A and 43 in Phase 1-A and on lots 11 through 16 in Phase 1-B, areas designated as "PSOP & Utility Serv." or "Alley PSOP & Utility Serv." along the rear of the lots is 22.00 feet wide. Lots 1 through 10 and lot X-1 in Phase 1-A are to be subdivided and designated as lots 1-A through 10-A and lot X-1-A. Lots 1-A through 10-A and lot X-1-A in Phase 1-A are to be dimensioned as shown on Exhibit A attached hereto and made a part of this document.

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 Nos. 5763 and 5800), to serve as the occasion may require.

**THUS DONE AND PASSED** at \_\_\_\_\_, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

**Barry J. Bleichner, P.E., P.L.S.**

**PROFESSIONAL LAND SURVEYOR**  
**Louisiana Registered, P.L.S. 4422**

\_\_\_\_\_  
**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**

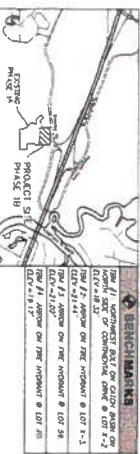
\_\_\_\_\_  
**WITNESS**

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









**VICINITY MAP**  
SCALE 1" = 2,000'

- GENERAL NOTES**
1. CONFORM TO ALL CITY ORDINANCES AND SPECIFICATIONS.
  2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE EXISTING CONDITIONS.
  3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE EXISTING CONDITIONS.
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  10. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE EXISTING CONDITIONS.

**REFERENCE TABLE**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE PAVEMENT	100	SQ. YD.	10.00	1000.00
2	ASPHALT PAVEMENT	200	SQ. YD.	5.00	1000.00
3	GRAVEL BASE	300	SQ. YD.	3.00	900.00
4	GRAVEL SUBBASE	400	SQ. YD.	2.00	800.00
5	CONCRETE CURB	100	LINEAL FT.	10.00	1000.00
6	ASPHALT CURB	200	LINEAL FT.	5.00	1000.00
7	GRAVEL CURB	300	LINEAL FT.	3.00	900.00
8	GRAVEL SUBBASE	400	LINEAL FT.	2.00	800.00
9	CONCRETE PAVEMENT	100	LINEAL FT.	10.00	1000.00
10	ASPHALT PAVEMENT	200	LINEAL FT.	5.00	1000.00

**RECORDED PLAT**

**RECORDING INFORMATION**

1. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE EXISTING CONDITIONS.

2. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE EXISTING CONDITIONS.

3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND FIELD VERIFICATION OF THE EXISTING CONDITIONS.

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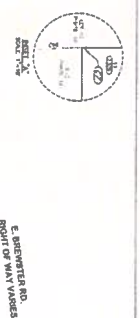
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