



**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**

**Planning Commission**

January 11, 2017 - 6:00 PM

Courthouse East, 2nd Floor, Council Meeting Room  
Gonzales, Louisiana

**AGENDA**

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
  - (A) **Election of Chairman and Vice Chairman for 2017**
- 7. Minutes**
  - (A) **Approval or Denial of the Minutes and Written Decisions of the December 14, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
  - (A) **Affidavit of Mortgage Declaration**  
Darla Villar Bruno - Lot 9 (14521 George Rouyea Rd, Gonzales, LA)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
  - (A) **Percy Pierce, Sr. Property - Lots 15-A and 15-B**  
Earles and Associates, LLC  
(Council District 3)
- 10. Public Hearing to Approve or Deny the Following Mobile Home Parks:**
  - (A) **Family Court Mobile Home Park Expansion - Request for Variance**  
B. M. Aguilard and Associates, LLC  
(Council District 10)

**11.Public Hearing to Approve or Deny the Following Preliminary Plats:**

- (A) **Oaks on the Bluff Estates - REVISION**  
Centerline Engineering & Land Surveying, LLC  
(Council District 8)
- (B) **Ascension Business Park**  
Quality Engineering & Surveying, LLC  
(Council District 3)
- (C) **Black Bayou Estates**  
Quality Engineering & Surveying, LLC  
(Council District 11)

**12.Public Hearing to Approve or Deny the Following Subdivision Final Plat:**

- (A) **Silver Oaks PUD**  
~~Quality Engineering & Surveying, LLC  
(Council District 9)~~  
This item was pulled from the agenda prior to the meeting by the engineer.
- (B) **Lion Copolymer Geismar - REVISION**  
Baton Rouge Land Surveying, Inc.  
(Council District 3)

**13.Staff Report**

**14.Engineering Staff Report**

**15.Adjourn**



**Description: Election of Chairman and Vice Chairman for 2017**



**Description:** Approval or Denial of the Minutes and Written Decisions of the December 14, 2016 Planning Commission Meeting

**ATTACHMENTS:**

| <b>Description</b>                        | <b>Upload Date</b> | <b>Type</b> |
|---|--------------------|-------------|
| Dec 14 2016 Minutes and Written Decisions | 1/3/2017           | Cover Memo  |
| Attachments A-E of Minutes                | 1/3/2017           | Cover Memo  |

The below minutes and written decisions are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with video and audio for our records. In the event these minutes and written decisions are ever in question or controversy, the audio/video archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES AND WRITTEN DECISIONS**  
**PLANNING COMMISSION**  
**December 14, 2016**

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, December 14, 2016 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

**I. Meeting was Called to Order**

Meeting was called to order by Chairman Matthew Pryor.

**II. Roll Call of Members**

*The following members were present:*

Aaron Chaisson, Anthony Christy, Matthew Pryor, Morrie Bishop, Edward Dudley, Julio Dumas

*The following members were absent:*

Douglas Foster

**III. Pledge of Allegiance**

**IV. Introduction of Staff**

Stacie Webb – Secretary, Planning and Development

Cody Martin – Legal Counsel

Eric Poche – Planner

Jerome Fournier – Director of Planning and Development

Lance Brock – Zoning Official

Shaun Sherrow – Engineering Review Agent

Joey Tureau – Chief Engineer

**V. Chairman's Comments**

Chairman Pryor responded to an email he received referenced “Slow down the subdivisions being built”.

The Chairman expressed it has been his belief and the belief of other Commissioners that they have a very limited role in looking at these subdivisions. In that being if they meet the legal requirements set forth by our elected body, i.e. the Parish Council, that unless there is some compelling evidence provided to the contrary, they don't have much of a choice in whether they approve or deny those developments, subdivisions included.

Chairman Pryor stated the Parish sought an opinion from the Attorney General, which came out on May 10, 2016. He expressed that it needs to be reviewed in its entirety (*See Attachment A*) because you can take things out of the opinion to get to whatever conclusion you want. For example, page 2 of the opinion, the Assistant Attorney General who wrote the opinion said “Accordingly, pursuant to La. R.S. 33:101.1 the

Planning Commission is granted the authority to deny an application seeking approval of a subdivision when the plat meets all statutory and regulatory requirements”. And if you would take that sentence it would seem the Commission would have great authority and digression in reviewing subdivisions and seeking to apply the law at their whim. Mr. Pryor expressed such is not the case because the next three pages of the opinion detail, in great detail, the jurisprudence, the litigation that has ensued over that statue. He read aloud from page 4, paragraph 2 of the opinion to sum it up.

Chairman Pryor stated people of Ascension are generally concerned with the growth of the parish and the lack of infrastructure, specifically speaking roads and drainage. He expressed that until infrastructure becomes a legislative priority on the federal, state and local level where our elected officials choose to use our tax money dedicated to actually improve roads and drainage, we’ll never get anything solved.

**VI. Approval of Denial of the Minutes and Written Decisions of the November 9, 2016 Planning Commission Meeting**

**Commission Action:** Moved by Mr. Edward Dudley, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve the November 9, 2016 Planning Commission Minutes and Written Decisions as presented.

**VII. Consent Agenda**

**A) Affidavit of Mortgage Declaration**

Adam Fox – Lot LG-2-A-2 (12021 Laurel Ridge Rd, St. Amant, LA)

**B) Affidavit of Mortgage Declaration**

Donald W. Dykes and Pamela L. Dykes – Lot A-1 (42540 Norwood Rd, Gonzales, LA)

**C) Affidavit of Mortgage Declaration**

Charles S. Schroll – Lots C and D (13087 Roddy Rd, Gonzales, LA)

**~~D) Affidavit of Mortgage Declaration~~**

~~Oak Grove Estates, 2<sup>nd</sup> Filing~~

~~1) Chad M. & Laura S. Braekin – Lots 32 A & 33 A (18692 Oak Grove Pkway; Prairieville, LA)~~

~~2) David L. & Kristen H. Hoffman – Lot 34 A-1 (18736 (18736 Oak Grove Pkway; Prairieville, LA) – Whitney Bank (Standard Mortgage has objected until further review)~~

*This item, D(1&2) was pulled from the agenda prior to the meeting by the surveyor.*

**Commission Action:** Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and unanimously adopted, to approve the consent agenda.

**VIII. Public Hearing to Approve or Deny the Following Family Partitions:**

**A) Virgil J. Bourque, III Property – Lots A and B**

The subject property is located on the north side of LA Hwy 621 (Cante Road) approximately 600 feet west of Bishop Woods Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of Virgil J. Bourque III by W. J. Cointment Surveyors.

The owner is proposing a family partition of a 4.23 acre tract (Unnamed Lot) into Lot(s) A (2.94 acres) and B (1.29 acres). The applicant will retain Lot A, and transfer Lot B to his daughter. Lot B will be accessed by a proposed 30' servitude of passage off of LA Hwy 621 and will include a 12' utility servitude as required.

**STAFF REVIEW COMMENTS**

Comments sent to W. J. Cointment by email on 11-14-16:

1. Reference No. 2 should read Ray G. Babin with Instrument No. 908357.
2. Add, "The Parish of Ascension has no responsibility for the maintenance of this Private Access Servitude." to the dedication statement as shown on the plat submittal checklist.
3. Label line to southwest of 15' drainage servitude.
4. Since private servitude of access is being created, the 25' setback needs to be shown on the map and a variance requested for both the existing mobile home and shed as the non-conforming situation was created by the subdivision of the lots.

All other items as per ordinance have been addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

The servitude of access off of LA Hwy. 621 passes between an existing mobile home and shed and will need to either be adjusted or a setback variance requested as the applicant cannot create a non-conforming situation by the division of property.

**STAFF RECOMMENDATIONS**

This property division appears to follow the intent of the family partition section of the ordinance. The owner(s) have owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. In the event the commission concurs with the staff analysis, staff recommends approval contingent on addressing the four comments on the final map as listed above and all of the required conveyance documents being completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. Clint Cointment with W. J. Cointment Surveyors presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Anthony Christy, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve this family partition subject to the variance being granted by the Board of Adjustments.

**B) George Babin Property – Lots B-3-4-A and B-3-4-B**

The subject property is located on the north side of LA Hwy 935 (Bayou Narcisse Road) approximately 325 feet east of Casey Babin Road in Council District 9 and is zoned Medium Intensity Residential (RM). The application is on behalf of George Babin, Jr. by W. J. Cointment Surveyors.

The owner is proposing a family partition of existing Lot B-3 (1.83 acres) and existing Lot B-4 (.54 acres) into Lot(s) B-3-4-A (.68 acres) and B-3-4-B (1.69 acres). The applicant will retain Lot B-3-4-A, and transfer Lot B-3-4-B to his daughter. Lot B will be accessed by a proposed 30' servitude of passage off of Acadian Oaks Dr. and will include a 12' utility servitude across Lot B-3-4-A as required.

**STAFF REVIEW COMMENTS**

Comments sent to W. J. Cointment by email on 11-14-16:

1. Show existing 15' drainage servitude along eastern boundary.
2. Add , "The Parish of Ascension has no responsibility for the maintenance of this Private Access Servitude." to the dedication statement as shown on the plat submittal checklist.
3. You may want to add Instrument No. 443710 to the references.
4. Revise private access dedication statement to read "Lot B-3-4-B".
5. Add lot designations as shown.
6. FEMA Flood Map is -110 E.

All other items as per ordinance have been addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

**STAFF RECOMMENDATIONS**

This property division appears to follow the intent of the family partition section of the ordinance. The owner(s) have owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. In the event the commission concurs with the staff analysis, staff recommends approval contingent on addressing the six comments on the final map as listed above and all of the required conveyance documents being completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mr. Clint Cointment with W. J. Cointment Surveyors presented this family partition.

*Public hearing was opened.*

No comments.



*Public hearing was closed.*

**Commission Action:** Moved by Mr. Julio Dumas, seconded by Mr. Edward Dudley and unanimously adopted, to approve this family partition as presented.

**C) Wilmer LeBlanc Tanner Property – Lots A, B & C**

The subject property is located on the south side of LA Hwy 936 approximately 1,300 feet east of the intersection of LA Hwy 936 and Melancon Road in Council District 2 and is zoned Rural (R). The application is on behalf of Wilmer L. Tanner by McLin Taylor, Inc. Surveyors.

The owner is proposing a family partition of an unnamed tract (19.883 acres) into Lot A (4.00 acres), Lot B (7.942 acres) and Lot C (7.941 acres). The applicant will retain no Lot and transfer Lot A to a daughter, Lot B to a daughter, and Lot C to a son. Lots B and C will be accessed by a 30' servitude of passage off of LA Hwy. 936 and will include a 12' utility servitude across Lots A and B as required.

**STAFF REVIEW COMMENTS**

Comments sent to McLin Taylor by email on 11-15-16:

1. Show existing building(s) on property.
2. Front building line is 75' from center line of state highway (Lot A).
3. Building line can be reduced by half on 'corner' lot (Lot A).
4. To be consistent, show 25' building line along eastern boundary of Lot C.

All other items as per ordinance have been addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

**STAFF RECOMMENDATIONS**

This property division appears to follow the intent of the family partition section of the ordinance. The owner(s) have owned the property for at least three years or prior to January 1, 2015 as required by Paragraph 17-4026.B. In the event the commission concurs with the staff analysis, staff recommends approval contingent on addressing the four comments on the final map as listed above and all of the required conveyance documents being completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.

Mrs. Ellen Jackson with McLin Taylor, Inc. presented this family partition.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Aaron Chaisson, seconded by Mr. Julio Dumas and unanimously adopted, to approve this family partition as presented.

**IX. Public Hearing to Approve or Deny the Following Mobile Home Parks:**

**A) Family Court Mobile Home Park Expansion**

**PUBLIC HEARING FOR GRANTING PRELIMINARY APPROVAL TO THE MOBILE HOME PARK SITE PLAN EXPANSION**

The subject property is located on the south side LA Hwy. 429 (Weber City Road), approximately 825' east of Denham Road and just under one mile west of the intersection with LA 431. The property is in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Dustin Clouatre by B.M. Aguillard and Associates, LLC.

The owner is proposing an expansion to the existing Family Court Mobile Home Park, with a current developed footprint of 13.39 acres. The proposed expansion is at the rear of the property and will add an additional nineteen (19) lots on 4.7 acres of land. The average lot size is 40' x 145' (5,800) square feet and each trailer site includes a minimum 18' x 24' concrete parking pad. Access to each Mobile Home site will be on a 20' width, 8" thick concrete curb and gutter roadway on a 12" thick granular base within a 50' private servitude of access. The existing utilities will be expanded to accommodate the additional Mobile Home lots as will the existing sewer treatment plant. There is a 1.23 acre portion dedicated to open space/recreational area included within the total 4.7 acres of expansion. A six (6) foot solid wood fence will be provided along the western and southern boundary of the addition, along with a 20' buffer provided to the west and a 39' buffer provided to the south. There will be a minimum .5 cu. ft. capacity garbage hopper provided for each family per week. Each lot will include one tree from the following list: Bald Cypress, Southern Magnolia and Red Maple.

The applicant is asking for a waiver from the required street section consisting of 1.5" asphalt surface with an 8.5" soil cement base course to allow the use of an 8" thick concrete access drive.

**Project Timeline:**

According to records, the park was first licensed in or around 1995 as Denham Trailer Park with twenty-three (23) - 40' x 120' lots. In 2008 it became Avanti Trailer Park, and in 2016 the property was purchased by the applicant and renamed Family Court Mobile Home Park. It has been in continuous operation, being permitted yearly.

**STAFF/ERA SITE PLAN/PRELIMINARY PLAT REVIEW COMMENTS**  
**(see attached Preliminary Plat Comments) SEE ATTACHMENT B**

**ENGINEER REVIEW COMMENTS**

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA). Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA). Comments are attached.

**STAFF RECOMMENDATIONS**

The site plan for this Mobile Home Park expansion along with the drainage and traffic impact studies have been reviewed and found to conform with the requirements of Appendix VIII – Mobile Home Park Regulations. All comments made by the Staff/ERA have been addressed. Should the commission concur with these findings; staff recommends approval of the site plan submission with the following additional acceptance.

- Street/Drive cross section waiver is granted to allow an 8” concrete access drive.

Mr. Brian Aguillard with B. M. Aguillard and Associates, LLC presented this mobile home park expansion.

*Public hearing was opened.*

The following spoke:

- 1) Matt Madere (10456 Buddy Gore Rd) – against this expansion
- 2) Bryan Klibert (10470 Buddy Gore Rd) – against this expansion

Chairman Pryor read aloud the following excerpts from the Unified Land Development Code:

**17-8097 Non-Conforming Uses and Structures**

A. Nonconformance

1. Certain mobile home parks may be found in existence at the time of passage of these Regulations which are in conflict or incompatible with the requirements set forth herein. It is the intent of this ordinance that mobile home parks shall hereafter comply with the following minimum requirements to insure and protect the health, safety, and general welfare of the public.

C. Mobile Home Parks Constructed After Date

1. No mobile home park shall be altered, extended or constructed after the day of enactment of this ordinance without complying with the procedures and regulations of this ordinance. Failure to comply shall subject the owner to a penalty as defined herein.

He stated the ordinance recognizes pre-existing, non-conforming mobile home parks, but then it doesn't say in C(1) that just the "new", it says "no" mobile home park shall be altered, extended or constructed after the day of enactment of this ordinance without complying with the procedures and regulations of this ordinance.

He expressed a good argument can be made that the only way that this applies to the extension only is if the expansion is deemed to be a separate mobile home park, which this does not sound like it is as they are asking for an expansion to an existing mobile home park.

Legal Counsel stated he attends to agree with Mr. Pryor's analysis of those provisions and also stated, under the code, Mr. Lance Brock is the code interpreter for the Parish. At this time, he deferred to Mr. Brock as to what he wants his interpretation to be.

It was asked "what is non-conforming about this existing mobile home park?". Mr. Brock stated the use of the mobile home park being in a district that is not allowed in. It is currently zoned Medium Intensity Residential (RM); which is not properly zoned for a mobile home park.

It is Mr. Brock's belief that the ordinance, when written, was not in relation with zoning, only with the technical standards.

- 3) Leonard Smith (10369 Buddy Gore Rd) – against this expansion
- 4) Shane Waguespack (10543 Buddy Gore Rd) – against this expansion

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Aaron Chaisson, seconded by Mr. Julio Dumas and unanimously adopted, to deny this mobile home park expansion based on Section 17.8097 C(1) of the Ascension Parish Unified Land Development Code. Mr. Chaisson expressed as he reads it, in order for a mobile home park to be altered or extended, it has to be in compliance with the rest of the regulations of this ordinance. There has been some testimony that the frontage and some of the other requirements under this code are not currently being met and how he interprets it, to allow the alteration or extension of the mobile home park, those requirements have to be met before it can be granted pursuant to the code.

**B) Shady Oaks RV Park Expansion**

**PUBLIC HEARING FOR GRANTING PRELIMINARY APPROVAL TO THE MOBILE HOME PARK SITE PLAN EXPANSION**

The subject property is located on the north side Moody Dixon Road at Valmon Roddy Road, approximately 1,960' west of LA Hwy. 933. The property is in Council District 5 and is zoned Rural (R). The application is on behalf of Phillip Lind by Louisiana Land Engineering, LLC.

The owner is proposing an expansion to the existing Mobile Home Park, with a current developed footprint of approximately 9 acres. The proposed expansion is at the front of the property and will add an additional sixteen (16) RV spaces on approximately 1.5 acres of land. The average lot size is 30' x 50' (1,500) square feet and each site includes a minimum 9' x 20' 4" thick concrete parking pad. Access to each RV site will be on a 20' width, 1-1/2" thick asphalt drive on an 8-1/2" soil cement base within a 50' private servitude of access. The existing

utilities will be expanded to accommodate the additional RV spaces as will the existing private sewer treatment plant. There is a .40 acre portion dedicated to open space/recreational area included within the total 1.5 acres of expansion. A six (6) foot solid wood fence will be provided along the western and southern boundary of the addition, along with the required bufferyard. There will be a minimum .5 cu. ft. capacity garbage hopper provided for each family per week. The expansion will be landscaped according to the attached landscape plan.

**Project Timeline:**

According to records, the park was first licensed by Valmon Roddy in 1986 as Shady Oaks Mobile Home Park with forty-nine (49) - 40' x 100' lots. In 2006 the property was purchased by the applicant. It has been in continuous operation, being permitted yearly.

**STAFF/ERA SITE PLAN/PRELIMINARY PLAT REVIEW COMMENTS**

**(see attached Preliminary Plat Comments) SEE ATTACHMENT C**

**Additional Comment:**

- The attached Landscape plan has been reviewed by staff and found to conform to the requirements of the ordinance.

**STAFF/ERA SITE PLAN/PRELIMINARY PLAT REVIEW COMMENTS**

**(see attached Preliminary Plat Comments) SEE ATTACHMENT C**

**ENGINEER REVIEW COMMENTS**

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA). Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA). Comments are attached.

**STAFF RECOMMENDATIONS**

The site plan for this Mobile Home Park expansion along with the drainage and traffic impact studies have been reviewed and found to conform with the requirements of Appendix IX – Recreation Vehicle Park Regulations. All comments made by the Staff/ERA have been addressed. Should the commission concur with these findings; staff recommends approval of the site plan submission.

Mr. Jeff Cook with Louisiana Land Engineering, LLC presented this RV park expansion.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this rv park expansion, as a one-time expansion, as presented.

**X. Public Hearing to Approve or Deny the Following Preliminary Subdivision Plat:**

**A) Gateway Industrial Park, Second Filing, Phase 1**

Mr. Shaun Sherrow with CSRS and the ERA for Ascension Parish Planning and Development, stepped out of the meeting room at this time.

This is a legacy project for CSRS. Therefore, they have had to recuse themselves from the ERA role to avoid a conflict of interest as they are the design engineers. This project is being reviewed by the Planning and Development, Engineering, and Drainage Staff of Ascension Parish.

The subject property is located on the south side of LA Hwy. 30 approximately 8,000 feet west of LA Hwy. 73 (Old Jefferson Hwy.) in Council District 3 and zoned Medium Industry (MI) and Heavy Industry (HI). The application is on behalf of Superstar Holdings, LLC by CSRS, Inc.

The entire property covers approximately 82.8 acres and the applicant is proposing a minor subdivision containing 10 Industrial/Commercial lots on approximately 35.4 acres of the site in Phase I of the Second Filing. Lots range from 210 feet wide with a minimum size of 2.15 acres.

**STAFF REVIEW COMMENTS**

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

The site lies within Flood Zone 'X' and 'AE' and all structures will be constructed in compliance with current flood zone elevation requirements. All lots are larger than 1 acre; therefore, the developer is proposing individual private sewer treatment plants for each lot. All comments have been addressed by the consultant.

**ENGINEER REVIEW COMMENTS**

Preliminary Plat:

The Preliminary Plat has been reviewed by the Planning Staff  
Comments with applicant responses are attached.

Drainage impact study:

The drainage impact study has been reviewed by the Ascension Parish Drainage Department  
Comments with applicant responses are attached.

Traffic impact study:

Applicant has submitted a letter (attached) from LA DOTD stating that it has reviewed the project and found that a traffic impact study will not be necessary.

**STAFF RECOMMENDATIONS**

The proposed plat meets all guidelines for a minor subdivision per current ordinance and should the commission concur with staff's analysis, staff recommends approval.

Mr. Taylor Gravois with CSRS, Inc. representing Superstar Holdings, LLC. presented this preliminary subdivision plat.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Mr. Aaron Chaisson, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this preliminary subdivision plat as presented.

Mr. Sherrow re-entered the meeting room at this time.

**XI. Public Hearing to Approve or Deny the Following Final Subdivision Plat:**

**A) Ascension Commerce Center – 5<sup>th</sup> Filing**

The subject property is located near the intersection of Hwy 73 and Hwy 30 in Council District 3 and is zoned Heavy Industry (HI) and Light Industry (LI). The application is on behalf of LJG Land Company, LLC by Quality Engineering & Surveying, LLC.

The property is 345.3 acres and the applicant is proposing an industrial subdivision containing 51 lots. The lots range from 100 to 500 feet wide and from 1 acre to 17 acres. This filing contains 34 lots with the final 17 lots approved with the Preliminary Plat coming in the 6<sup>th</sup> and final filing.

The applicant received variances at the Preliminary Plat stage with reference to:

1. Paragraph 17-4020 E, G, H, I of the Subdivision Regulations – block length standards, pedestrian system, park and tree requirements – as the lots will never be allowed to have a residential use.
2. Paragraph 17-5012.A.1 of the Subdivision Regulations – prohibits open ditches along streets – will require approval of Drainage Director, Director of Public works and the Director of Planning and Development
3. Paragraph 17-4034 of the Subdivision Regulations – Street construction standards – all lots are a minimum of 100' wide, the street will include a 4' improved shoulder and swales will be a maximum 4:1 slope.
4. A staff level approval during construction for running overhead electrical power lines consistent with existing infrastructure vs. underground power as originally planned.

The intent of the developer is to secure two (2) performance bonds, one for the value of the Water and Electrical utilities and a second bond to secure the remaining punch list items (attached) to have the final plat signed prior to

completion of these construction items. Should the use of performance bonds be acceptable to the Commission, the final plat will be held for signing and recordation until the bonds are approved and executed and any remaining punch list items have been completed. Once all bonded construction items have been completed to the satisfaction of the Parish with proper paperwork and documentation, the bond will be released.

**Project Timeline:**

- January 13, 2016 -Planning Commission approves the preliminary plat
- July 15, 2015- Construction plans approved, and September 21, 2015 a revision to the construction plans replacing the 4' aggregate shoulder with a 4' asphalt paved shoulder was approved.
- December 1, 2016 - Final Inspection Performed

**STAFF/ERA FINAL PLAT REVIEW COMMENTS (see attached Final Plat Comments) SEE ATTACHMENT D**

**ENGINEERING DEPT/ERA OUTSTANDING ITEMS: See attached punch list from final inspection. SEE ATTACHMENT E**

**STAFF RECOMMENDATIONS**

Should the Commission agree, the Staff recommends approval contingent upon satisfactory execution of the Performance Bonds and completion of any outstanding punch list items.

Note: Signature by the Planning Commission Chairman shall be withheld until all necessary items have been completed as noted.

Mr. Deric Murphy with Quality Engineering & Surveying, LLC presented this final subdivision plat.

*Public hearing was opened.*

No comments.

*Public hearing was closed.*

**Commission Action:** Moved by Edward Dudley, seconded by Mr. Julio Dumas and unanimously adopted, to approve this final subdivision plat contingent upon satisfactory execution of the performance bonds and completion of any outstanding punch list items.

**XII. Staff Report**

Mr. Jerome Fournier mentioned the Parish Council approved a contract with HNTB for the Ascension Parish Transportation Plan.



**XIII. Engineering Staff Report**

*Mr. Shaun Sherrow gave a status report on projects:*

Approximately (5) sets of plans are under review

Approximately (12) subdivisions actively in construction

**XIV. Adjourn**

Moved by Mr. Aaron Chaisson and unanimously adopted, meeting adjourned at 7:02p.m.

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Matthew Pryor, Chairman



Jeff Landry  
Attorney General

State of Louisiana  
DEPARTMENT OF JUSTICE  
CIVIL DIVISION  
P.O. BOX 94005  
BATON ROUGE  
70804-9005

Attachment A

MAY 10 2016  
OPINION 16-0011

174 ZONING

La. Const. art. VI, § 17 La. R.S. 33:101.1

Mr. O'Neil Parenton  
Parish Attorney  
P.O. Box 750  
Donaldsonville, LA 70346

Pursuant to La. R.S. 33:101.1, the Ascension Parish Planning Commission has the authority to deny an application seeking approval of a subdivision when the plat meets all statutory and regulatory requirements. The standard of review that will be applied by a court on judicial review of an application which meets all statutory and regulatory requirements is strict scrutiny.

Dear Mr. Parenton:

Our office received your request for an opinion on whether the Ascension Parish Planning Commission has the authority to deny certain subdivision applications. Your request states that even when all subdivision regulations are met, there is strong opposition to new subdivisions from surrounding property owners who have concerns about traffic, drainage, and property values. Considering these concerns, you would like to know if the Ascension Parish Planning Commission ("Planning Commission") has the authority to deny an application seeking approval of a subdivision when the plat meets all statutory and regulatory requirements.

The general authority for local government to regulate land use is conferred by La. Const. art. VI, § 17 which provides in part:

Subject to uniform procedures established by law, a local governmental subdivision may (1) adopt regulations for land use, zoning, and historic preservation, which authority is declared to be a public purpose; (2) create commissions and districts to implement those regulations; (3) review decisions of any such commission; and (4) adopt standards for use, construction, demolition, and modification of areas and structures.

Ascension Parish operates pursuant to a Home Rule Charter and is authorized to exercise any power and perform any function necessary, requisite, or proper for the management of its affairs, not denied by law.<sup>1</sup> Ascension Parish has adopted subdivision regulations which are set forth in the Ascension Parish Unified Land Development Code. "Land use is subject to the police power of various governing bodies, and the courts will not interfere with the decisions of these bodies unless it is clear that their action is without any relation to the public health, safety, or general

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<sup>1</sup> Ascension Parish Home Rule Charter, Art. II Sec. 2.01.

welfare.”<sup>2</sup> The authority to approve subdivision plats is regulated by La. R.S. 33:101.1 which specifically provides that “the act of approving or disapproving a subdivision plat is hereby declared a legislative function involving the exercise of legislative discretion by the planning commission, based upon data presented to it.”<sup>3</sup> Accordingly, pursuant to La. R.S. 33:101.1 the Planning Commission is granted the authority to deny an application seeking approval of a subdivision when the plat meets all statutory and regulatory requirements. However, La. R.S. 33:101.1 further provides that “the acts of the planning commission, or planning administrator shall be subject to judicial review on the grounds of abuse of discretion, unreasonable exercise of police powers, an excessive use of the power herein granted, or denial of the right of due process.” You have asked what standard of review would be applied if an application for a subdivision which meets all statutory and regulatory requirements is denied.

The standard of review to be applied when a subdivision plat or plan complies with all applicable ordinances was addressed by the Second Circuit Court of Appeal in *Urban Hous. of Am., Inc. v. City of Shreveport*.<sup>4</sup> In *Urban Housing*, the plaintiff argued that the Council for the City of Shreveport abused its discretion by denying a subdivision plan that complied with all applicable ordinances, effectively denying the plaintiff’s use by right of its own property.<sup>5</sup> The plaintiff also argued that because the City of Shreveport had already approved the first two phases of the subdivision plan, it was facially arbitrary and capricious to deny the third.<sup>6</sup> The City argued that pursuant to La. R.S. 33:101.1, the Council had legislative discretion to deny the subdivision plan and cited incompatibility of lot sizes with surrounding properties, traffic congestion, security concerns, and the plaintiff’s failure to build a six foot screen fence per a previous agreement as providing a rational basis for denial of the subdivision plan.<sup>7</sup> The district court affirmed the City’s denial finding that the City had virtually boundless discretion under the law. The plaintiffs appealed to the Second Circuit. On appeal the City argued

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<sup>2</sup> La. Const. art. VI, § 17; *K.G.T. Holdings, LLC v. Par. of Jefferson*, 14-872 (La.App. 5 Cir. 3/25/15), 169 So.3d 628, 632 writ denied, 15-0810 (La. 6/19/15), 172 So.3d 652 (citing *Willow, Inc. v. Jefferson Par. Council*, 05-754 (La.App. 5 Cir. 4/25/06); 928 So.2d 756, 759, writ denied, 06-1596 (La.9/29/06), 937 So.2d 869); *Four States Realty Co. v. City of Baton Rouge*, 309 So.2d 659, 672 (La. 1974); *King v. Caddo Par. Comm’n*, 97-1873 (La. 10/20/98), 719 So.2d 410, 416.

<sup>3</sup> La. R.S. 33:101.1 provides:

Except as otherwise provided in this Subpart, the act of approving or disapproving a subdivision plat is hereby declared a legislative function involving the exercise of legislative discretion by the planning commission, based upon data presented to it; provided that any subdivision ordinance enacted by the governing authority of a parish or municipality or the acts of the planning commission, or planning administrator shall be subject to judicial review on the grounds of abuse of discretion, unreasonable exercise of police powers, an excessive use of the power herein granted, or denial of the right of due process. The right of judicial review of a subdivision ordinance shall not be limited by the foregoing, however, nothing contained in this Subpart or in any subdivision ordinance adopted by a parish or municipality shall be construed as imposing upon such parish or municipality a duty, special or otherwise, to or for the benefit of any individual person or group of persons.

<sup>4</sup> *Urban Hous. of Am., Inc. v. City of Shreveport*, 44,874 (La.App. 5 Cir. 10/28/09), 26 So.3d 226.

<sup>5</sup> *Id.* at 228.

<sup>6</sup> *Id.*

<sup>7</sup> *Id.* at 11.

that the Council properly exercised its legislative discretion as expressly permitted by La. R.S. 33:101.1. The City also pointed to the broad language of a local ordinance which stated that the approval process requirements did not create an inherent right except as consistent with the public health, safety and welfare of the entire community; approval could include an evaluation of all aspects that might relate to the decision; and the planning commission could require specific improvements, easements or other limitations to development rights that further these public interests as a condition of an approval.<sup>8</sup> The Second Circuit rejected this argument and stated:

[Plaintiff] has applied for approval of a subdivision plan that complies with all applicable zoning and use requirements. Despite the sweeping language of R.S. 33:101.1 and Code § 82–41(a), which would appear to give the city virtually boundless discretion to grant or deny an application, we will apply, as in *D'Argent*, strict scrutiny to the decision to deny a fully compliant application.<sup>9</sup>

(Emphasis added.)

*D'Argent Props., L.L.C. v. City of Shreveport*, on an instance of first impression, addressed the standard of review to be applied when an owner seeks a use by right, in compliance with applicable zoning. The court held:

[When] an owner seeks a use by right, in compliance with the applicable zoning, conforming to every modification imposed, and approved by the commission. The use by right should be presumptively valid and approved. For the council to deny such a use, the burden on the city is much higher. On judicial review, the council's decision to deny a use by right is subject to strict scrutiny, not the normal standard of broad discretion applied to variance cases.<sup>10</sup>

*D'Argent* noted that the council had the authority to review the decisions of the municipal planning commission, but it must overcome the presumption that a totally compliant site plan was valid.<sup>11</sup>

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<sup>8</sup> Code § 82–41(a)

(a) The purpose of the approval process described herein is to assure the orderly development of property and reduction of blight in existing neighborhoods within the jurisdiction. These requirements do not imply an inherent right to subdivide property or to create building sites except as consistent with the public health, safety and welfare of the entire community. It is intended that this review and any potential approval include an evaluation of all aspects that might relate to this decision, including but not limited to: infrastructure capacity or impact, current growth management policies, traffic congestion, and environmental impacts. Moreover, it is specifically within the authority of the planning commission to require specific improvements, easements or other limitations to development rights that further these public interests as a condition of an approval.

<sup>9</sup> *Urban Hous. of Am.*, 26 So. 3d at 231.

<sup>10</sup> *D'Argent Properties, L.L.C. v. City of Shreveport*, 44,457 (La.App. 2 Cir. 6/24/09) 15 So.3d 334, 340.

<sup>11</sup> *Id.*

The First Circuit has also addressed the proper standard of review to be applied when a subdivision plan which conforms to the city's uniform development code and official zoning map is not approved. In *Zachary Hous. Partners L.L.C. v. City of Zachary*, the First Circuit agreed with *D'Argent* that a legislative body's decision to deny a use by right, in compliance with applicable zoning ordinances, is subject to strict scrutiny.<sup>12</sup> Most recently the Fifth Circuit Court of Appeal has also agreed that a council's decision to deny a use by right is subject to strict scrutiny, and stated "when an owner seeks a use by right, in compliance with the applicable zoning, conforming to every modification imposed, and approved by the commission, this use by right should be presumptively valid and approved."<sup>13</sup>

Accordingly, the standard of review that will be applied by a court on judicial review of a denial of an application seeking approval of a subdivision when the plan meets all statutory and regulatory requirements is strict scrutiny. In reviewing a land use decision, the issue is whether the governing body acted arbitrarily, capriciously, or with any calculated or prejudicial lack of discretion.<sup>14</sup> "When applications are granted in similar situations and refused in others, the refusal to grant an application may constitute non-uniform application of zoning ordinances that is arbitrary and capricious."<sup>15</sup> To determine if the decision of the planning commission or governing authority is valid the court will examine whether the decision bears so little relationship to the public safety, health, or general welfare as to render it arbitrary and capricious.<sup>16</sup>

You have also asked what standard of scrutiny would be applied in Federal Court in a case where the planning commission denies an application seeking approval of a subdivision where all statutory and regulatory requirements are met. As noted by the United States Fifth Circuit Court of Appeals, "review of municipal zoning is within the domain of the states, the business of their own legislatures, agencies, and judiciaries, and should seldom be the concern of federal courts."<sup>17</sup> Accordingly, we do not envision a situation where a federal court would be reviewing a decision of the planning commission absent an allegation of violation of federal constitutional rights or other federal claims as was the case in *Homeowner/Contractor Consultants, Inc. v. Ascension Par, Planning & Zoning Comm'n.*, 32 F. Supp. 2d 384 (M.D. La. 1999), which you attached to your request.

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<sup>12</sup> *Zachary Hous. Partners, L.L.C. v. City of Zachary*, 12-1952 (La.App. 2 Cir. 10/10/13), 185 So.3d. 1, 4.

<sup>13</sup> *K.G.T. Holdings*, 169 So.3d. at 628.

<sup>14</sup> *Zachary Hous. Partners*, 185 So.3d. at 5 (citing *Papa v. City of Shreveport*, 27,045 (La.App. 2 Cir. 9/29/95), 661 So.2d 1100,1103, writ denied, 95-2544 (La. 1/25/96), 666 So.2d 295.

<sup>15</sup> *K.G.T. Holdings*, 169 So.3d. at 634.

<sup>16</sup> *Id.* at 632.

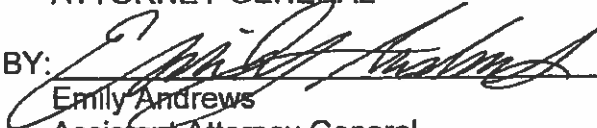
<sup>17</sup> *Homeowner/Contractor Consultants, Inc. v. Ascension Par, Planning & Zoning Comm'n.*, 32 F. Supp. 2d 384, 389. (M.D. La. 1999).

We hope that this opinion has adequately addressed the questions you have submitted. If our office can be of any further assistance, please do not hesitate to contact us.

With best regards,

JEFF LANDRY  
ATTORNEY GENERAL

BY:

  
Emily Andrews  
Assistant Attorney General

JL: EGA



Attachment B

December 5, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

RE: **Family Court Trailer Park  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

**Preliminary Plat**

1. Per Section 17-4045-E of the Ascension Parish, all ponds require a 30-foot servitude from the inlet to the outlet of the pond. Depict this servitude on the plat. **This has been updated on the plat.**
2. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **This note has been added to the plat.**
3. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **This note has been added to the plat.**
4. Depict the offsite pond and the proposed connection to the pond. **This has been updated on the plat.**
5. Show the outfall location of the proposed pond. **This has been updated on the plat.**
6. The typical section notes two 20' wide lanes instead of 10' lanes as depicted in the typical mobile home space detail and stated in the drainage study report. Revise typical section to match plat and drainage study. Ensure all other dimensions on the typical street section (i.e. ROW width, utility servitude, etc.) are correct as well. **This has been updated on the plat.**
7. Change side drain boxes in the street typical section to concrete instead of brick as currently depicted. **This has been updated on the plat.**

8. Show the location of the updated sewer system as noted on the plat. **This has been added to the plat.**
9. There needs to be a dedicated tract for the recreational area. This area should be clearly pointed to and labeled. **This has been updated on the plat.**
10. Based on aerial imagery, the dedicated recreational area appears to have existing housing within the boundaries drawn on the plat. Ensure this area is depicted accurately. **Consultant moved dedicated recreational area.**
11. The dedicated recreational area is detached from the proposed mobile homes and the accessibility to this area is unclear. Provide additional information on how residents will access the recreational site. **Consultant moved dedicated recreational area.**
12. Depict the sanitary sewer stub-ups on the typical street section. **This has been added to the typical street section.**
13. Section 17-8049D only allows 1.5" asphalt wearing surfaces on top of 8.5" soil cement base course. Although we agree that 8" thick concrete exceeds these requirements, a waiver will need to be obtained due to deviation from the ordinance. Waiver request note should state: "(Section 17-8049D) Requesting waiver to allow 8" thick concrete access drive in lieu of 1.5" asphalt wearing surface on top of 8.5" soil cement base course." **Consultant added waiver request note to the plat.**
14. Per Section 17-8049, add note: "Any mobile home park or portion thereof which is located within the special flood plain hazard area defined by the Federal Insurance Administration (FIA) shall be required to comply with the provisions of the Flood Insurance Act of 1968, the Flood Disaster Act of 1973 and all applicable FIA Regulations." **This note has been added to the plat.**
15. Per Section 17-8051A, minimum of 10' wide utility servitudes are required. The typical street section shows 12' utility servitudes, but the typical mobile home space and plat show 15' widths. Review and revise for consistency. **This has been updated on the plat.**
16. Per Section 17-8049, where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum inside radius of 30 feet for garbage trucks and other vehicles. Therefore, update plat to reflect this requirement. **This has been updated on the plat.**
17. Note each servitude as public or private. **This has been updated on the plat.**
18. Hatch site location in vicinity map. **This has been updated on the plat.**
19. Show all existing buildings, streets, all other infrastructure, utilities, ponds, lakes, ditches, water courses, rights of way, servitudes and easements. Label any pre-existing structures or servitudes as existing. **This has been updated on the plat.**



20. Add Section, Township and Range to map. **This has been updated on the plat.**
21. There appears to be an existing drainage ditch and servitude in the northern portion of the property. Please verify and label appropriately. **This has been updated on the plat. Consultant stated there is no servitude on this ditch.**
22. List setbacks for current zoning category on map. **This has been updated on the plat.**
23. The road currently labeled as Hwy 929 is incorrect and should be revised to Hwy 429. **This has been updated on the plat.**
24. Show footprint of existing development/buildings and infrastructure and add chart including desired expansion ensuring that expansion is no more than 50% of existing non-conforming use. **This has been updated on the plat.**
25. Place note on map stating, "This project is subject to Paragraph 17-2071.G.1.c of the Ascension Parish Development Code and as such, the applicant understands that this will be the only expansion allowed for this non-conforming use." **This note has been added to the plat.**
26. Show school districts and utility service providers on map. **This has been updated on the plat.**
27. Revise Note 7 to reference Ascension Parish instead of East Baton Rouge Parish. **This has been updated on the plat.**
28. Add adjacent property owner 'Nathan Solar' to map. **This has been updated on the plat.**
29. Add lot numbers/designations to adjacent property owner information on plat. **This has been updated on the plat.**
30. Include 20' side and rear yard buffers on layout. **This has been updated on the plat.**
31. Add street name and ROW of the proposed street extension. **This has been updated on the plat.**
32. Applicant shall submit proposed wetland delineation or Jurisdictional Wetlands Determination as required by Section 17-406 of the Ascension Parish Subdivision Regulations. **Consultant provided preliminary wetland delineation.**
33. Add note: "This project is subject to traffic impact fees in accordance with Ascension parish ordinances." After consulting with Carl Ladmirault in the Ascension Parish Utilities Dept., this project will NOT be subject to Sewer Development Fees as the applicant is expanding an existing Private Sewer System. Please remove mention of sewer development fees from note referenced in #5. **This has been updated on the plat.**
34. Submit a site plan review letter from the Fire Chief of the fire department responsible for providing service to the project location. **Consultant submitted review letter from Fire Chief.**

35. Show 6' minimum height fence to be constructed at property boundaries as required. **This has been updated on the plat.**
36. Depict servitudes of the Shell & Marathon pipelines and note servitude widths for each. **A 30' right of way was added to the plat, but consultant stated this could be subject to change as they are waiting on an abstract.**
37. Increase the dimension number sizes in the typical street section so they are legible. **This has been updated on the plat.**

#### **Drainage Study**

1. The report states that pre-developed 10 and 100-year runoff from the site yields 85.5 and 137.7 cfs, but this is accounting for the entire front portion of the property, which is not being analyzed in post-developed conditions. Therefore, this should be changed to 34 and 53.75 cfs respectively in order to provide a more accurate comparison between pre and post-development. Furthermore, the study notes that the proposed conditions produces 85 and 137 cfs of runoff. Post-development is only accounting for the runoff not being detained by the pond and the detention pond outfall runoff, equating to about 34 and 53.75 cfs respectively. Update report to match model output. **Consultant updated report.**
2. Per Section 17-508B, all detention facilities shall properly account for the tailwater condition of the receiving stream at the same time increment that the detention system is discharging into the receiving stream. Therefore, update pond 7P model to account for tailwater downstream of the control structure. **Consultant updated report to state, "Tail-water was not accounted for because the outfall of the pond is 5.0' and the invert of the ditch is approximately 2.0'. The ditch is only 2' deep. The discharge of the pond will add less water to the ditch than pre-development conditions."**
3. The study suggests offsite drainage improvements are needed in order to connect the proposed pond to the adjacent offsite pond. Because this appears to be necessary in order for the drainage design to work as modeled, a drainage servitude agreement needs to be obtained from the adjacent property owner before final approval of this project. **Consultant removed new pond and expanded existing pond instead.**
4. Because there are areas on this site below BFE, provide preliminary estimates for how much flood plain volume this site provides, how much storage is taken away from the proposed fill, how much additional storage will be generated, and note the proposed method for storage creation. **Consultant provided in report.**
5. The drainage plans show that no offsite water comes on to the site. Please confirm that this is accurate. **Consultant added drainage arrows to the topo showing the adjacent property runoff direction.**

#### **Traffic Study**

*No comments*

**Drainage Impact Study Summary:**

Consulting Engineer: Brian Aguillard, P.E., P.L.S., BMA Civil Engineering & Land Surveying  
Date of Study: September 2016  
Size of Development: 4.6 acres  
Existing Land Use: Grass/Trees  
Receiving Basin: Southern ditch  
FEMA Flood Zone: AE  
100-year Flood Elevation: 8.0 ft  
Offsite Drainage Area: None  
Fill Mitigation: Fill mitigation is being addressed with the existing pond expansion.  
Storm Water Mitigation: Detention pond

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

**Traffic Impact Study Summary:**

Consulting Engineer: Vectura Consulting Services, LLC  
Date of Study: September 2016  
Number of Proposed Lots: 19  
Peak Hour P.M. Trips: 11  
Study Threshold Level: 0  
Conclusion: No improvements are required.  
Sight Distance Evaluation: Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development.

The following items should be considered by the Planning Commission in their analysis of the case:

- No comments.

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Brian Aguillard, P.E., P.L.S., BMA Civil Engineering & Land Surveying



Attachment C

December 5, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone. (225) 769-0546  
Fax. (225) 767-0060

**RE: Shady Oaks RV Park  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (shown in bold print).

Preliminary Plat

1. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **This has been added to the plat.**
2. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **This has been added to the plat.**
3. Show the culvert and emergency weir outfall locations of the proposed pond. **This has been updated on the plat.**
4. Depict the sanitary sewer stub-ups on the typical street section. **This has been updated on the plat.**
5. Show the sanitary sewer line routing to the existing treatment plant. **This has been updated on the plat.**
6. Note each servitude as public or private. **This has been updated on the plat.**
7. Delineate between flood zones AE and X on the plat. **This has been updated on the plat.**
8. Provide a copy of the DHH discharge permit approval to Ascension Parish. **DHH permit has been provided.**

9. Provide note in the typical section that the soil cement is to be installed as per DOTD Section 302 and that the asphaltic concrete be required to be Superpave Asphaltic Concrete, Level A, as per DOTD 2006 Standard Specifications. **This has been updated on the plat.**
10. The current use is non-conforming in the Rural zoning classification and according to Paragraph 17-2071.G.1.c of Appendix II-Development Code: "A nonconforming land use may be expanded by no more than 50% of the original nonconforming site." Based on the site plan presented, the expansion appears to conform with this regulation. Please add a note to the plat: *"This project is subject to Paragraph 17-2071.G.1.c of the Ascension Parish Development Code and as such, the applicant understands that this will be the only expansion allowed for this non-conforming use."* **This has been updated on the plat.**
11. The building line from a public ROW is 25' and 20' from a servitude of access. Add these setback lines to the site plan. **This has been updated on the plat.**
12. The 12' utility servitude MAY be included within the 50' servitude of passage on both sides OR outside of the rear of each lot but should be noted on the plat. Revise the road section accordingly. **This has been updated on the plat.**
13. Add to 'Existing Tin Shed' note – 'to be Removed'. **This has been updated on the plat.**
14. Note that existing fence meets the 6' height requirement and label as such on plan. **This has been updated on the plat.**
15. In 'Common Area Dedication' note, remove "Ironwood Estates Homeowners Association" and replace with, "Shady Oaks RV Park Homeowners Association" if there is to be an association. **This has been updated on the plat.**
16. Add to note 16: "20' from Private Servitude of Access" **This has been updated on the plat.**
17. Submit Landscape Plan as noted in 17-1940.A.13. **Landscaping plan has been provided.**
18. Add chart to map with total acreage of RV expansion and recreation area showing that plan meets minimum requirements. **This has been updated on the plat.**
19. Show approximate location/spacing of street lights. **This has been updated on the plat.**
20. Show typical 'lot' detail including drive as well as the min. 9' x 20' concrete parking pad. **This has been updated on the plat.**
21. On the 'Typical Site Layout', the private drive is listed as 22' width. This should be revised to 20' as noted in the typical section and notes. **This has been updated on the plat.**

22. Provide a legend or labels for the shaded/unshaded regions to differentiate the flood zones. This has been updated on the plat.

### **Drainage Study**

1. Provide preliminary stamp on the title sheet. **Consultant provided in DIS.**
2. According to the report and the post-developed watershed map, 0.7 acres in the front of the property drains undetained to the roadside ditch. However, the Pond Pack model does not account for this area being routed directly to the Outfall. Update model to include this area and revise report/calculations as necessary. **Consultant updated model and report to include area.**
3. Provide visual station locations for the HEC-RAS model. **Consultant provided station layout.**

### **Traffic Study**

*No comments*

### **Drainage Impact Study Summary:**

|                           |  |
|---------------------------|--|
| Consulting Engineer:      | Jeff Cook, P.E., Louisiana Land Engineering, LLC           |
| Date of Study:            | November 2016  |
| Size of Development:      | 3.1 acres  |
| Existing Land Use:        | Pasture and trees  |
| Receiving Basin:          | Moody Dixon Rd. roadside ditch                             |
| FEMA Flood Zone:          | AE and X   |
| 100-year Flood Elevation: | 18 ft  |
| Offsite Drainage Area:    | 2.5 acres upstreem   |
| Fill Mitigation:          | Fill mitigation is being addressed with the proposed pond. |
| Storm Water Mitigation:   | Detention pond   |

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

### **Traffic Impact Study Summary:**

|                          |                                  |
|--------------------------|----------------------------------|
| Consulting Engineer:     | Vectura Consulting Services, LLC |
| Date of Study:           | October 2016                     |
| Number of Proposed Lots: | 16                               |
| Peak Hour P.M. Trips:    | 9                                |
| Study Threshold Level:   | 0                                |

**Conclusion:** No improvements are required.  
**Sight Distance Evaluation:** Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development.

**The following items should be considered by the Planning Commission in their analysis of the case:**

- No comments.

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,  
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Jeff Cook, P.E., Louisiana Land Engineering, LLC



Attachment D

November 1, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

RE: **Ascension Commerce 5<sup>th</sup> Filing  
Final Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Final Plat submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

**Final Plat Comments:**

1. List all variances/waivers. The final plat should only note waivers in which approval was received. Therefore, change "Waiver Requests" to "Waiver's Received" and omit the word "requesting" and replace with "received" in each individual waiver description as applicable. **Consultant provided and corrected.**
2. Provide a wetlands determination as required on the checklist. Consultant stated they received a determination 10/3. **Consultant did not provide determination at this time.**
3. Note whether this site is subject to traffic and development impact fees. Consultant responded this site is subject to traffic fees. **Consultant did not add note as requested.**
4. Note and depict the temporary servitude for the temporary T-turnaround as shown in the construction plans. Provide inset for the temporary T-Turnaround on Industrial Drive and note the servitude width. **Consultant provided.**
5. Show street labels on the vicinity map. **Consultant provided.**
6. The basis of bearing asterisks are not used anywhere on the plat. **Consultant removed.**
7. The construction plans show the 5<sup>th</sup> Filing to have 34 total lots. However, the final plat notes that there are 46. Update to note the correct lot numbers. **Consultant corrected to 34 lots.**
8. Correct the "Street" note to have 4' asphalt shoulders as used on the approved construction plans. **Consultant corrected.**



9. Shade flood zones on the layout as applicable. **Consultant provided.**
10. Delineate between light and heavy industrial zoning areas on the layout. **Consultant provided.**
11. Label all street names and right of way widths as depicted in the approved construction plans. **Consultant provided.**
12. Delineate between Phase 5 and Phase 6. **Consultant provided.**
13. The "existing 30' drainage servitude" labeled between lots 29 & 30 is shown to be an "existing 30' Entergy servitude" on the construction plans. Update to reflect correct servitude type. **Consultant updated.**
14. The construction plans depict an existing 40' drainage servitude running through the pond that is to be revoked. Update plat to show this servitude. **Consultant updated.**
15. Correct the 30' permanent easement on the north-eastern ditch to point to the correct lines. All lines and servitudes of this ditch should be updated so that it is clearly displayed. **Consultant updated.**
16. Show all existing 35' drainage servitudes behind lots 9 – 15 as shown in the construction plans. **Consultant updated.**
17. Label the type of the 15' servitude shown on lot 16. **Consultant updated.**
18. The construction plans depict an existing 30' drainage servitude on St. Jude Drive that is to be revoked. Update plat to show this servitude. **Consultant updated.**
19. The construction plans depict an existing 50' servitude running through lots 26 & 25 that is to be revoked. Update plat to show this servitude. **Consultant updated.**
20. The construction plans depict the 40' drainage servitude in the back of lots 28 & 29 as existing. Update the plat to reflect this. **Consultant updated.**
21. Depict the temporary T-turnaround on Industrial Drive as shown in the construction plans. **Consultant provided.**
22. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE." **Consultant provided.**
23. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **Consultant provided.**
24. Add note: "In accordance with Section 17-4044J of the subdivision regulations, "Subdivisions designed as "open-ditch", excluding simple subdivisions and family partitions (not curb & gutter), shall remain as

"open-ditch" subdivisions in perpetuity. No "closing in" of frontages by using pipe and catch basins shall be allowed." **Consultant provided.**

25. Range is 2 East and not 3 East. **Consultant corrected.**
26. Instrument number for reference 1 seems to be incorrect. **Consultant corrected.**
27. Add instrument numbers for references 3 and 4. **Consultant provided.**
28. Add note stating, "THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES". Coordinate with Ascension Parish Utilities Dept. to determine final Sewer Development fee to be paid for each lot and list on plat. **Consultant provided.**
29. The consultant should submit paperwork to Ascension Parish to begin the servitude revocation process. **Consultant did not acknowledge.**
30. Add lot area notation to each lot label. **Consultant provided.**
31. Add symbol for 'SET ½" IRON ROD'. **Consultant provided.**
32. According to Section 17-4012-C of the Subdivision Regulations, restrictive covenants or trusteeships shall be signed by the owner or agent and recorded in the office of the parish recorder. References to any restrictive covenants should be made on the plat and the consultant should acknowledge that any restrictive covenants are to be made available to the planning commission after recording of the final plat. **Consultant provided restrictions note.**
33. Provide permanent Benchmark on Final Plat as required by Paragraph 17-4012.A.15 of the Subdivision Regulations. **Consultant provided.**

**The following items should be considered by the Planning Commission in their analysis of the case:**

- **No comments.**

If you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,  
**Engineer Review Agency for the Ascension Parish Planning Commission**



Shaun Sherrow, P.E.

CC: Deric J. Murphy, P.E., L.S.I., Quality Engineering & Surveying, LLC



Attachment E

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, LA 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

December 2, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

RE: Ascension Commerce, 5<sup>th</sup> Phase  
**Final Inspection Punch List**

Dear Mr. Fournier:

The final inspection for the above referenced project was held on 12/1/2016 at 8:30 am. The contractor, the project engineer, inspection department, and DPW were present.

By electronic copy of this letter, we are transmitting our comments to Quality Engineering & Surveying, LLC. They will contact DPW inspection or me when these items have been addressed and the applicable items are ready for a re-inspection.

**Project Closeout**

1. Provide as-builts after the punch list items have been provided.
2. Provide engineering certification.
3. Provide testing lab certification.
4. Provide all testing reports if not already submitted.

**Drainage**

1. Regrade roadside drainage ditches to eliminate ponding.

**Landscape Requirements**

1. Per MUTCD Section 2A.18 - The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way [...] shall be 7 feet.

**Roadway**

1. Install DOTD approved minimum asphalt overlay for entire length of pavement in subdivision to correct the dip in the center of the travel lanes. Project Engineer to verify DOTD specification for pavement thickness.
2. Complete construction of the median on Industrial Drive near the entrance of the subdivision.
3. Complete construction of the turn lane at the entrance of the subdivision.

**Lots/grading**

1. No comments.

to be bonded →

**Erosion Control**

1. Seed all ditch shoulders
2. Hydro-seed pond limits at north, west, south, and portions on the east side of the pond.
3. Install rip-rap at all cross drains according to the construction documents.

**Utilities:**

1. Install water
  2. Install electric utilities
- > to be bonded*

Do not hesitate to contact me should you have any questions.

Sincerely,

**Engineering Review Agency for the Ascension Parish Planning Commission**

*Shaun Sherrow*

Shaun Sherrow, P.E., PMP

cc: Deric Murphy, P.E., L.S.I., Quality Engineering & Surveying, LLC  
Joey Tureau, P.E.



**Description: Affidavit of Mortgage Declaration**

Darla Villar Bruno - Lot 9 (14521 George Rouyea Rd, Gonzales, LA)

**ATTACHMENTS:**

**Description**

Darla Villar Bruno

**Upload Date**

1/3/2017

**Type**

Cover Memo

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



January 11, 2017

**A) Darla Villar Bruno – Lot 9 (14521 George Rouyea Rd, Gonzales, LA 70737)**  
***Affidavit of Mortgage Declaration***

Staff has reviewed and approved this simple division of property. The lending institution has been notified via certified mail that the loan holder wishes to subdivide his/her property. The Planning Department has not yet received a response.

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**PLANNING DEPARTMENT**



December 12, 2016

Iberville Bank  
17463 Old Jefferson Hwy  
Prairieville, LA 70769

**RE: *Application to Subdivide Lot 9, 14521 George Rouyea Road, Gonzales, LA 70737***  
***(Darla Villar Bruno)***

To whom it may concern:

Pursuant to Ascension Parish Ordinance SR12-11, passed by Parish Council on 19 March 2013, the Planning and Development Department is notifying you, as the lending institution holding a mortgage on Lot 9 for Darla Villar Bruno (14521 George Rouyea Road, Gonzales, LA 70737), that the applicant has applied through our office to subdivide his or her property.

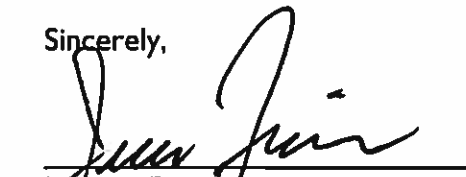
As defined by the ordinance, you may submit a letter of objection or no objection to our office by January 3, 2017 or can appear at a public hearing on January 11, 2017 to hear the proposed subdivision and be given the opportunity to make a presentation to the Planning Commission as to whether or not the proposed division of property should be approved.

If no letter is received by the date listed above, the item will appear on the Planning Commission agenda at the date and time listed above, as a consent agenda item, and will be approved if no one from your institution is present to object.

Please find attached a copy of the affidavit of mortgage verification received from the applicant by our office which further describes the property and loan information.

If you require additional information or have any questions, feel free to email or give me a call.

Sincerely,

  
\_\_\_\_\_  
Jerome Fournier  
Director of Planning and Development  
[jfournier@apgov.us](mailto:jfournier@apgov.us)

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Darla Villar Bruno, avers that he/she is the legal owner of 14521 George Rouyea Rd. Gonzales (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

- 1)  Applicant avers that the above described property is not encumbered by any mortgage or lien.
- 2)  Applicant avers that the above described property is encumbered by mortgage(s) or lien(s) in favor of the following persons or entities:

(Applicant must initial Number 1 or Number 2)

| <u>Name</u>              | <u>Mailing Address</u>                                |
|--------------------------|---|
| 1) <u>Iberville Bank</u> | <u>17463 Old Jefferson Hwy Prairieville, LA 70769</u> |
| 2) _____                 | _____   |
| 3) _____                 | _____   |

The Applicant attaches the following information to enable the Planning Commission to send a Certified Letter to the lending institution to notify them of the Public Hearing Date and to advise them of their ability to object to the division in person or in writing:

- Name of the lender (to which payments on the mortgage are being made)

Iberville Bank

- Lender's Address (the address to which payments on the mortgage are mailed)

17463 Old Jefferson Hwy Prairieville, LA 70769



PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

- Name of the Borrower (debtor on the mortgage)

Darla Villar Bruno

- Account number or Reference number

5388

- Borrower's municipal address

16189 Jay Road Prairieville, LA 70769

- Municipal address of the property (if different from the Borrower's address)

14521 George Rouyer Rd. Gonzales, LA 70737

- Lot Number and Square Number (if appropriate) of the property subject to mortgage

9

- Name of Subdivision in which the property is located

Rural Tract

- Township, Range, Section Number and Acreage (if appropriate) of the property

Sec. 10, T9S, R3E

(Applicant must initial Number 1 or Number 2)

The applicant acknowledges that he/she has verified the truthfulness of the above described statement regarding the Declaration(s) of Mortgage(s) or lien(s) on the property which he/she requests to be subdivided.

The Applicant acknowledges that providing false information in completing this document may result in civil fines in accordance with the rules and regulations of the Ascension Parish Land Development Code, not to exceed \$500.00 per day for such violation, with each day the false statement exists without correction to be a separate violation; and/or forwarded for prosecution for violation of La. R.S. 14:133 A. (3) which states in pertinent part:

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
PLANNING DEPARTMENT



Tommy Martinez  
Parish President

Filing false public records is the filing or depositing in any public office or with any public official, or the maintaining as required by law, regulation, or rule, with knowledge of its falsity, of any of the following:

- (3) Any document containing a false statement or false representation of material fact.

The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“Whoever commits the crime of filing false public records shall be imprisoned for not more than five years with or without hard labor or shall be fined not more than five thousand dollars, or both.”

I have read the above and have verified the above described information to be true and correct.

THUS SWORN, DONE, AND SIGNED on the 23rd day of November, 2016

WITNESS:

Gregg Gaudin

Printed Name: Gregg Gaudin

APPLICANT:

Darla Villar Bruno

Printed Name: Darla Villar Bruno

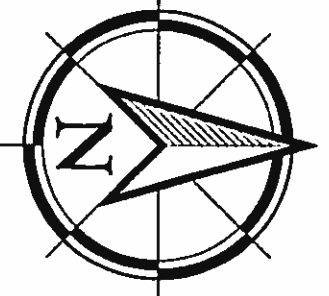
Robert M. Adams, Jr.  
NOTARY

Printed Name: Robert M. Adams, Jr.

21216

Notary # or La. Bar #





SCALE: 1" = 60'

| LEGEND |  |
|--------|--|
| ●      | FOUND 1/2" IRON PIPE<br>(UNLESS NOTED OTHERWISE) |
| ○      | SET 1/2" IRON PIPE                               |

**LANDOWNER/HIGHER CERTIFICATION**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATED HEREON ON THE DATE SIGNED.

**SEWAGE DISPOSAL NOTE**

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

**WATER SUPPLY NOTE**

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

**DRAINAGE NOTE**

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

**PUBLIC DEDICATION**

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PUBLIC SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

OWNER \_\_\_\_\_

DATE \_\_\_\_\_

**CERTIFICATION**

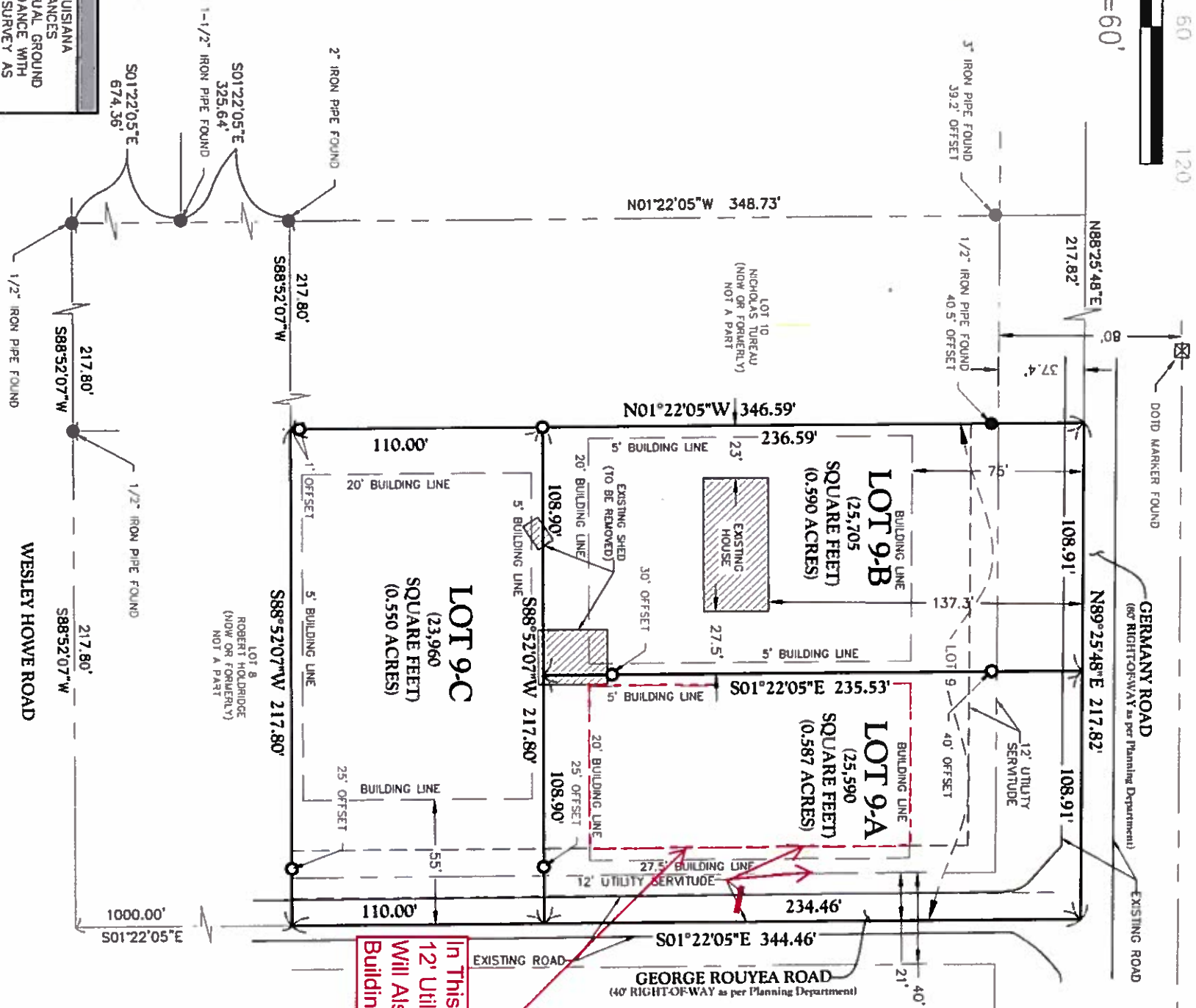
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND UNDER MY DIRECT SUPERVISION; AND IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

**PRELIMINARY DOCUMENT FOR REVIEW ONLY**

*This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.*

DANIEL J. POCHE  
PROFESSIONAL LAND SURVEYOR #5066

DATE \_\_\_\_\_



**In This Case, the 12' Utility Servitude Will Also Act as the Building Line.**

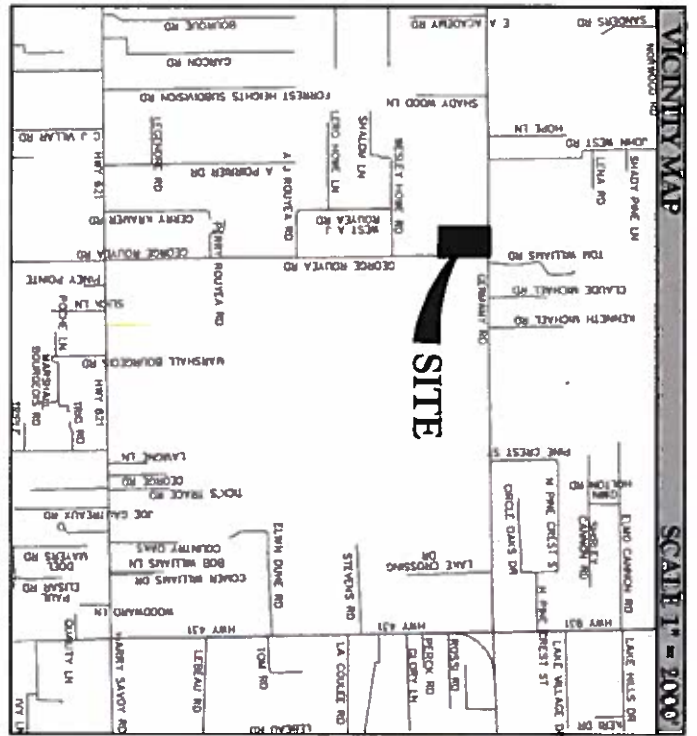
**APPROVED**  
ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN  
ASCENSION PARISH PLANNING COMMISSION

WESLEY HOWE ROAD

**BASIS OF BEARING**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE(1702), NAD 1983, AS DETERMINED BY GPS OBSERVATIONS.

**REFERENCE PLAT:**  
1. PLAT OF LOTS 1 THRU 14, BY W. J. COINMENT, JR., DATED JULY 14, 1975. (FILE NUMBER 136314)



**GENERAL NOTES:**

PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

ZONING: MEDIUM INTENSITY (RM)

**FLOOD CERTIFICATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO. 2205C0045 WHICH BEARS AN EFFECTIVE DATE OF 08/16/2007. BASE FLOOD ELEVATION (BFE) OF 14 FEET. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

**PLAT SHOWING THE SUBDIVISION**

OF  
**LOT 9**  
INTO  
**LOTS 9A, 9B & 9C**

LOCATION: LOCATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEAST LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: **DARLA VILLAR**

DATE: **NOVEMBER 19, 2016**

|              |                   |
|--------------|-------------------|
| DATE:        | NOVEMBER 19, 2016 |
| PROJECT NO.: | 16-185            |
| FIELD MARKS: | 111               |
| DRAWN BY:    | DDP               |
| CHECKED BY:  | DDP               |

**QUALITY**  
Engineering & Surveying, LLC  
1830 Hwy 42, Dora, Louisiana, LA 70716  
TEL: 225-698-1600 FAX: 225-698-3107  
www.qualityla.com



**Description:** Percy Pierce, Sr. Property - Lots 15-A and 15-B  
Earles and Associates, LLC  
(Council District 3)

**ATTACHMENTS:**

| <b>Description</b>          | <b>Upload Date</b> | <b>Type</b> |
|-----------------------------|--------------------|-------------|
| Percy Pierce Sr Property    | 1/4/2017           | Cover Memo  |
| Percy Pierce Sr Prelim Plat | 1/4/2017           | Cover Memo  |

January 11, 2017

## FAMILY PARTITION

**A) Percy Pierce, Sr. Property – Lots 15-A and 15-B**

The subject property is located on the east side of Mark Pierce Road near the corner of Mark Pierce Road and Pierce Road approximately 875 feet west of S. St. Landry Ave. in Council District 3 and is zoned Light Industrial (LI). The application is on behalf of Jerome A. Gollop by Earles and Associates, LLC Surveyors.

The owner is proposing a family partition of existing Lot 15(1.00 acres) into Lot(s) 15-A (.50 acres) and 15-B (.50 acres). The applicant will retain Lot 15-A, and transfer Lot 15-B to his son. Both lots have existing frontage on a public ROW (Mark Pierce Road) and include a 12' utility servitude as required.

### **STAFF REVIEW COMMENTS**

Comments sent to Earles and Associates by email on 12-06-16:

1. Must request waiver for minimum lot size per section 17-2046.D. Lots do not contain minimum of one-half (1/2) acre.
2. Add the statement, "This project is subject to sewer development and traffic impact fees in accordance with Ascension Parish ordinances."
3. Show dimension to Property Line or set corner(s) at ROW Line. Five (5) foot offset shown from west property line to edge of ROW as per Reference No. 2, Instrument No. 590485.

The owner is requesting a waiver for minimum lot area. Although he is using the hardship request under Paragraph 17-4026.D for lots to be a minimum of ½ acre regardless of zoning category (Light Industrial has a minimum lot size of 1 acre), each lot is approximately 600 s.f. below that ½ acre minimum threshold. This is due to the fact that lot area within a public ROW cannot be counted toward minimum area requirements.

All other items as per ordinance have been addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

### **STAFF RECOMMENDATIONS**

This property division appears to follow the intent of the family partition section of the ordinance. The owner(s) have owned the property for at least three years or

prior to January 1, 2015 as required by Paragraph 17-4026.B. In the event the commission concurs with the staff analysis and is inclined to grant the waiver on minimum lot area, staff recommends approval contingent on addressing all comments on the final map as listed above and the required conveyance documents being completed and recorded according to Paragraph 17-4026.F of the Subdivision Regulations.



**REFERENCE MAP:**

- 1) MAP SHOWING SURVEY FOR PERCY PIERCE, SR. RECORDED AS INSTRUMENT #191481.
- 2) MAP SHOWING SURVEY FOR DELTA BUILDERS, INC. RECORDED AS INSTRUMENT #590485.

\*BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, LXI AND REVISED STATUTES 33:5051 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS PROPERTY IS ZONED = **LIGHT INDUSTRIAL (LI)**.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0105 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X.

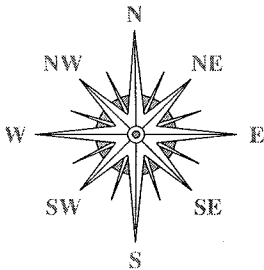
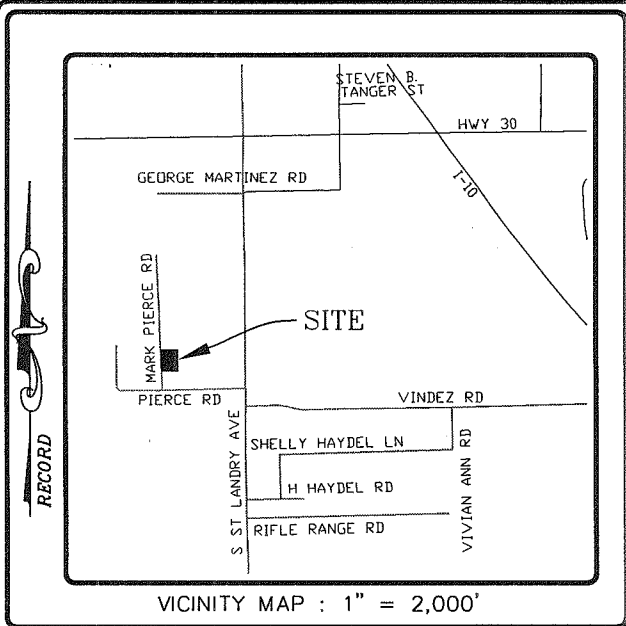
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.



Add statement, "This project subject to sewer development and traffic impact fees in accordance with Ascension Parish ordinances."

Show waiver requested for not meeting minimum lot size as per Paragraph 17-4026.D of the Subdivision Ordinance

**PRELIMINARY FAMILY PARTITION**  
 MAP SHOWING SURVEY OF  
**LOT 15-A & LOT 15-B,**  
 BEING THE RESUBDIVISION OF LOT 15,  
 FORMERLY A PORTION OF  
 THE PERCY PIERCE, SR. PROPERTY,  
 LOCATED IN SECTION 1, T10S - R2E,  
 SOUTHEASTERN LAND DISTRICT,  
 EAST OF THE MISSISSIPPI RIVER,  
 ASCENSION PARISH, LA.  
 FOR  
**JEROME GOLLOP**

- LEGEND:**
- 1/2" IRON PIPE FOUND OR AS SHOWN
  - 1/2" IRON ROD SET
  - x — x — FENCELINE



( IN FEET )  
 1 inch = 40 ft.

APPROVED:  
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN

DATE:

FILE:

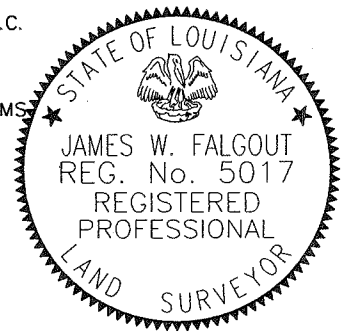
|                     |                      |
|---------------------|----------------------|
| DATE:<br>11/09/2016 | DRAWING No.<br>16794 |
| DRAWN BY:<br>JWF    | JOB. No.<br>16-794   |
| CHECKED BY:<br>JT   | REF. No.             |

5' Offset shown as per Reference no. 2.

\* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW \*

I CERTIFY THAT IN NOVEMBER 2016, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

JAMES W. FALGOUT  
 PROFESSIONAL LAND SURVEYOR  
 LOUISIANA REGISTRATION NO. 5017



16794.DWG DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

**EA** EARLES AND ASSOCIATES, L.L.C.  
 PROFESSIONAL LAND SURVEYORS  
 1034 EAST WORTHY ROAD, SUITE B  
 GONZALES, LOUISIANA 70737  
 Tel: 225-647-9798 Fax: 225-647-9700

|                 |              |
|-----------------|--------------|
| TOWNSHIP<br>10S | SECTION<br>1 |
| RANGE<br>2E     |              |



**Description:** **Family Court Mobile Home Park Expansion - Request for Variance**  
B. M. Aguillard and Associates, LLC  
(Council District 10)

**ATTACHMENTS:**

| <b>Description</b>                        | <b>Upload Date</b> | <b>Type</b> |
|---|--------------------|-------------|
| Family Court MH Park Exp Variance Request | 1/4/2017           | Cover Memo  |
| Family Court MH Park Expansion Site Plan  | 1/4/2017           | Cover Memo  |



January 11, 2017

**MOBILE HOME PARK EXPANSION-REQUEST FOR VARIANCE**

**A) Family Court Mobile Home Park - Site Plan Expansion-REQUEST FOR VARIANCE**

**PUBLIC HEARING FOR GRANTING A VARIANCE AND POSSIBLE  
PRELIMINARY APPROVAL TO THE MOBILE HOME PARK EXPANSION  
SITE PLAN**

The subject property is located on the south side LA Hwy. 429 (Weber City Road), approximately 825' east of Denham Road and just under one mile west of the intersection with LA 431. The property is in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Dustin Clouatre by B.M. Aguillard and Associates, LLC.

The Owner is requesting a variance to the minimum required 200' of frontage on a public ROW according to Paragraph 17-8045.B of the Mobile Home Park Regulations.

**STAFF/ERA SITE PLAN/PRELIMINARY PLAT REVIEW COMMENTS**  
**(See attached Packet from December 14, 2016 Planning Commission Meeting)**

## MOBILE HOME PARK EXPANSION

### A) Family Court Mobile Home Park - Site Plan Expansion

#### **PUBLIC HEARING FOR GRANTING PRELIMINARY APPROVAL TO THE MOBILE HOME PARK SITE PLAN EXPANSION**

The subject property is located on the south side LA Hwy. 429 (Weber City Road), approximately 825' east of Denham Road and just under one mile west of the intersection with LA 431. The property is in Council District 10 and is zoned Medium Intensity Residential (RM). The application is on behalf of Dustin Clouatre by B.M. Aguillard and Associates, LLC.

The owner is proposing an expansion to the existing Family Court Mobile Home Park, with a current developed footprint of 13.39 acres. The proposed expansion is at the rear of the property and will add an additional nineteen (19) lots on 4.7 acres of land. The average lot size is 40' x 145' (5,800) square feet and each trailer site includes a minimum 18' x 24' concrete parking pad. Access to each Mobile Home site will be on a 20' width, 8" thick concrete curb and gutter roadway on a 12" thick granular base within a 50' private servitude of access. The existing utilities will be expanded to accommodate the additional Mobile Home lots as will the existing sewer treatment plant. There is a 1.23 acre portion dedicated to open space/recreational area included within the total 4.7 acres of expansion. A six (6) foot solid wood fence will be provided along the western and southern boundary of the addition, along with a 20' buffer provided to the west and a 39' buffer provided to the south. There will be a minimum .5 cu. ft. capacity garbage hopper provided for each family per week. Each lot will include one tree from the following list: Bald Cypress, Southern Magnolia and Red Maple.

The applicant is asking for a waiver from the required street section consisting of 1.5" asphalt surface with an 8.5" soil cement base course to allow the use of an 8" thick concrete access drive.

#### **Project Timeline:**

According to records, the park was first licensed in or around 1995 as Denham Trailer Park with twenty-three (23) - 40' x 120' lots. In 2008 it became Avanti Trailer Park, and in 2016 the property was purchased by the applicant and renamed Family Court Mobile Home Park. It has been in continuous operation, being permitted yearly.

#### **STAFF/ERA SITE PLAN/PRELIMINARY PLAT REVIEW COMMENTS (see attached Preliminary Plat Comments)**

#### **ENGINEER REVIEW COMMENTS**

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA). Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA). Comments are attached.

**STAFF RECOMMENDATIONS**

The site plan for this Mobile Home Park expansion along with the drainage and traffic impact studies have been reviewed and found to conform with the requirements of Appendix VIII – Mobile Home Park Regulations. All comments made by the Staff/ERA have been addressed. Should the commission concur with these findings; staff recommends approval of the site plan submission with the following additional acceptance.

- Street/Drive cross section waiver is granted to allow an 8” concrete access drive.



December 5, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

**RE: Family Court Trailer Park  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (shown in bold print).

**Preliminary Plat**

1. Per Section 17-4045-E of the Ascension Parish, all ponds require a 30-foot servitude from the inlet to the outlet of the pond. Depict this servitude on the plat. **This has been updated on the plat.**
2. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **This note has been added to the plat.**
3. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **This note has been added to the plat.**
4. Depict the offsite pond and the proposed connection to the pond. **This has been updated on the plat.**
5. Show the outfall location of the proposed pond. **This has been updated on the plat.**
6. The typical section notes two 20' wide lanes instead of 10' lanes as depicted in the typical mobile home space detail and stated in the drainage study report. Revise typical section to match plat and drainage study. Ensure all other dimensions on the typical street section (i.e. ROW width, utility servitude, etc.) are correct as well. **This has been updated on the plat.**
7. Change side drain boxes in the street typical section to concrete instead of brick as currently depicted. **This has been updated on the plat.**

8. Show the location of the updated sewer system as noted on the plat. **This has been added to the plat.**
9. There needs to be a dedicated tract for the recreational area. This area should be clearly pointed to and labeled. **This has been updated on the plat.**
10. Based on aerial imagery, the dedicated recreational area appears to have existing housing within the boundaries drawn on the plat. Ensure this area is depicted accurately. **Consultant moved dedicated recreational area.**
11. The dedicated recreational area is detached from the proposed mobile homes and the accessibility to this area is unclear. Provide additional information on how residents will access the recreational site. **Consultant moved dedicated recreational area.**
12. Depict the sanitary sewer stub-ups on the typical street section. **This has been added to the typical street section.**
13. Section 17-8049D only allows 1.5" asphalt wearing surfaces on top of 8.5" soil cement base course. Although we agree that 8" thick concrete exceeds these requirements, a waiver will need to be obtained due to deviation from the ordinance. Waiver request note should state: "(Section 17-8049D) Requesting waiver to allow 8" thick concrete access drive in lieu of 1.5" asphalt wearing surface on top of 8.5" soil cement base course." **Consultant added waiver request note to the plat.**
14. Per Section 17-8049, add note: "Any mobile home park or portion thereof which is located within the special flood plain hazard area defined by the Federal Insurance Administration (FIA) shall be required to comply with the provisions of the Flood Insurance Act of 1968, the Flood Disaster Act of 1973 and all applicable FIA Regulations." **This note has been added to the plat.**
15. Per Section 17-8051A, minimum of 10' wide utility servitudes are required. The typical street section shows 12' utility servitudes, but the typical mobile home space and plat show 15' widths. Review and revise for consistency. **This has been updated on the plat.**
16. Per Section 17-8049, where only one drive is to be provided, each trailer park shall include an adequate circular turnaround at the rear of the property with a minimum inside radius of 30 feet for garbage trucks and other vehicles. Therefore, update plat to reflect this requirement. **This has been updated on the plat.**
17. Note each servitude as public or private. **This has been updated on the plat.**
18. Hatch site location in vicinity map. **This has been updated on the plat.**
19. Show all existing buildings, streets, all other infrastructure, utilities, ponds, lakes, ditches, water courses, rights of way, servitudes and easements. Label any pre-existing structures or servitudes as existing. **This has been updated on the plat.**

20. Add Section, Township and Range to map. **This has been updated on the plat.**
21. There appears to be an existing drainage ditch and servitude in the northern portion of the property. Please verify and label appropriately. **This has been updated on the plat. Consultant stated there is no servitude on this ditch.**
22. List setbacks for current zoning category on map. **This has been updated on the plat.**
23. The road currently labeled as Hwy 929 is incorrect and should be revised to Hwy 429. **This has been updated on the plat.**
24. Show footprint of existing development/buildings and infrastructure and add chart including desired expansion ensuring that expansion is no more than 50% of existing non-conforming use. **This has been updated on the plat.**
25. Place note on map stating, "This project is subject to Paragraph 17-2071.G.1.c of the Ascension Parish Development Code and as such, the applicant understands that this will be the only expansion allowed for this non-conforming use." **This note has been added to the plat.**
26. Show school districts and utility service providers on map. **This has been updated on the plat.**
27. Revise Note 7 to reference Ascension Parish instead of East Baton Rouge Parish. **This has been updated on the plat.**
28. Add adjacent property owner 'Nathan Solar' to map. **This has been updated on the plat.**
29. Add lot numbers/designations to adjacent property owner information on plat. **This has been updated on the plat.**
30. Include 20' side and rear yard buffers on layout. **This has been updated on the plat.**
31. Add street name and ROW of the proposed street extension. **This has been updated on the plat.**
32. Applicant shall submit proposed wetland delineation or Jurisdictional Wetlands Determination as required by Section 17-406 of the Ascension Parish Subdivision Regulations. **Consultant provided preliminary wetland delineation.**
33. Add note: "This project is subject to traffic impact fees in accordance with Ascension parish ordinances." After consulting with Carl Ladmirault in the Ascension Parish Utilities Dept., this project will NOT be subject to Sewer Development Fees as the applicant is expanding an existing Private Sewer System. Please remove mention of sewer development fees from note referenced in #5. **This has been updated on the plat.**
34. Submit a site plan review letter from the Fire Chief of the fire department responsible for providing service to the project location. **Consultant submitted review letter from Fire Chief.**

35. Show 6' minimum height fence to be constructed at property boundaries as required. **This has been updated on the plat.**
36. Depict servitudes of the Shell & Marathon pipelines and note servitude widths for each. **A 30' right of way was added to the plat, but consultant stated this could be subject to change as they are waiting on an abstract.**
37. Increase the dimension number sizes in the typical street section so they are legible. **This has been updated on the plat.**

### **Drainage Study**

1. The report states that pre-developed 10 and 100-year runoff from the site yields 85.5 and 137.7 cfs, but this is accounting for the entire front portion of the property, which is not being analyzed in post-developed conditions. Therefore, this should be changed to 34 and 53.75 cfs respectively in order to provide a more accurate comparison between pre and post-development. Furthermore, the study notes that the proposed conditions produces 85 and 137 cfs of runoff. Post-development is only accounting for the runoff not being detained by the pond and the detention pond outfall runoff, equating to about 34 and 53.75 cfs respectively. Update report to match model output. **Consultant updated report.**
2. Per Section 17-508B, all detention facilities shall properly account for the tailwater condition of the receiving stream at the same time increment that the detention system is discharging into the receiving stream. Therefore, update pond 7P model to account for tailwater downstream of the control structure. **Consultant updated report to state, "Tail-water was not accounted for because the outfall of the pond is 5.0' and the invert of the ditch is approximately 2.0'. The ditch is only 2' deep. The discharge of the pond will add less water to the ditch than pre-development conditions."**
3. The study suggests offsite drainage improvements are needed in order to connect the proposed pond to the adjacent offsite pond. Because this appears to be necessary in order for the drainage design to work as modeled, a drainage servitude agreement needs to be obtained from the adjacent property owner before final approval of this project. **Consultant removed new pond and expanded existing pond instead.**
4. Because there are areas on this site below BFE, provide preliminary estimates for how much flood plain volume this site provides, how much storage is taken away from the proposed fill, how much additional storage will be generated, and note the proposed method for storage creation. **Consultant provided in report.**
5. The drainage plans show that no offsite water comes on to the site. Please confirm that this is accurate. **Consultant added drainage arrows to the topo showing the adjacent property runoff direction.**

### **Traffic Study**

*No comments*

**Drainage Impact Study Summary:**

Consulting Engineer: Brian Aguillard, P.E., P.L.S., BMA Civil Engineering & Land Surveying  
Date of Study: September 2016  
Size of Development: 4.6 acres  
Existing Land Use: Grass/Trees  
Receiving Basin: Southern ditch  
FEMA Flood Zone: AE  
100-year Flood Elevation: 8.0 ft  
Offsite Drainage Area: None  
Fill Mitigation: Fill mitigation is being addressed with the existing pond expansion.  
Storm Water Mitigation: Detention pond

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

**Traffic Impact Study Summary:**

Consulting Engineer: Vectura Consulting Services, LLC  
Date of Study: September 2016  
Number of Proposed Lots: 19  
Peak Hour P.M. Trips: 11  
Study Threshold Level: 0  
Conclusion: No improvements are required.  
Sight Distance Evaluation: Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development.

The following items should be considered by the Planning Commission in their analysis of the case:

- No comments.

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

Engineer Review Agency for the Ascension Parish Planning Commission

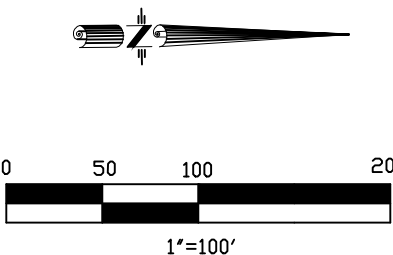
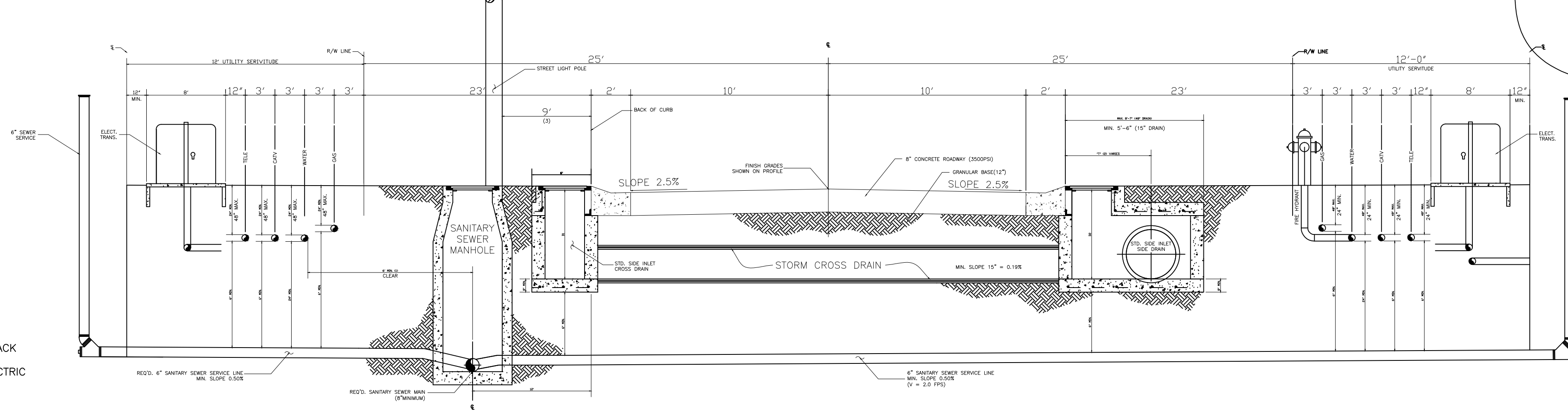
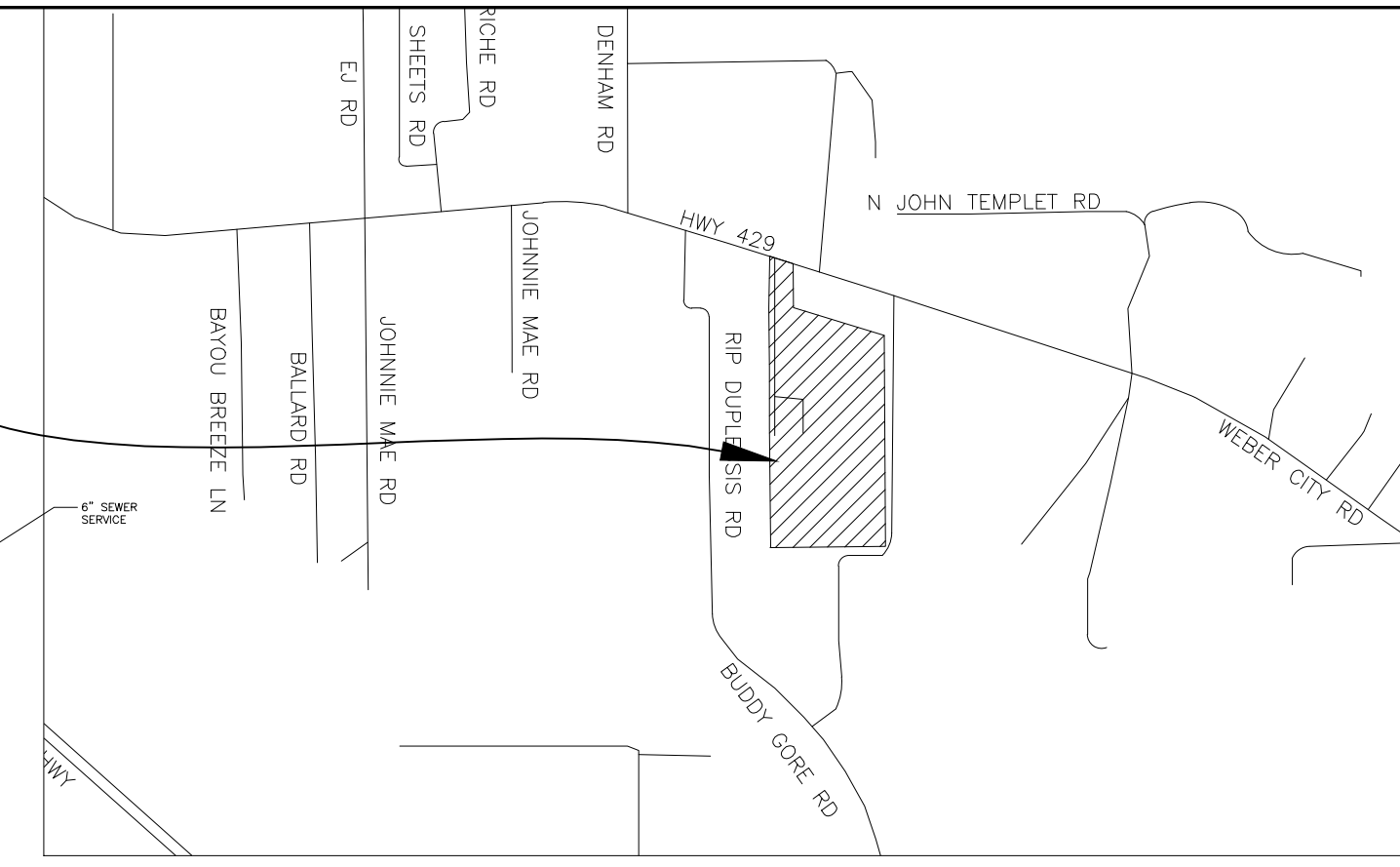


Shaun Sherrow, P.E.

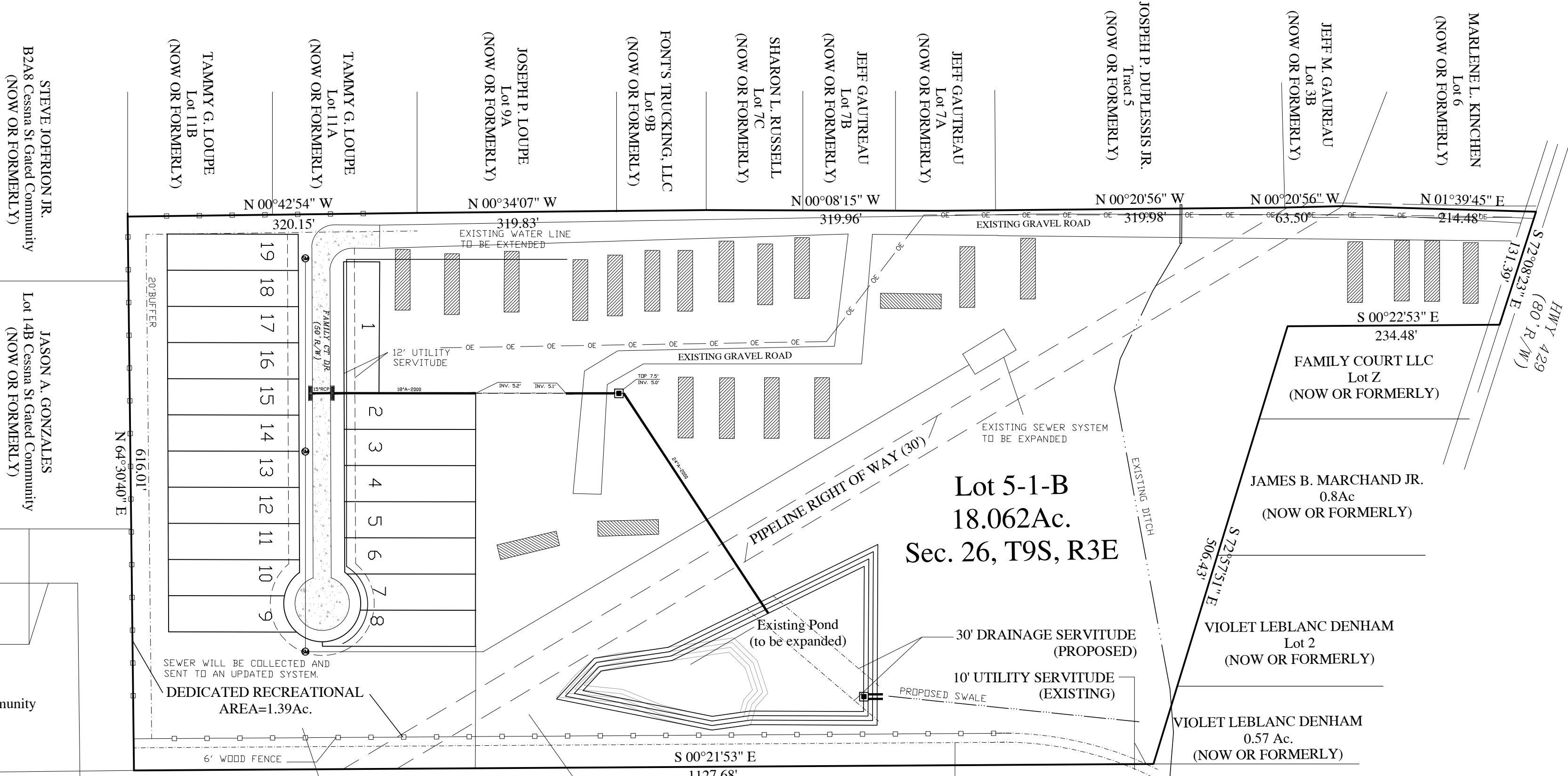
CC: Brian Aguillard, P.E., P.L.S., BMA Civil Engineering & Land Surveying



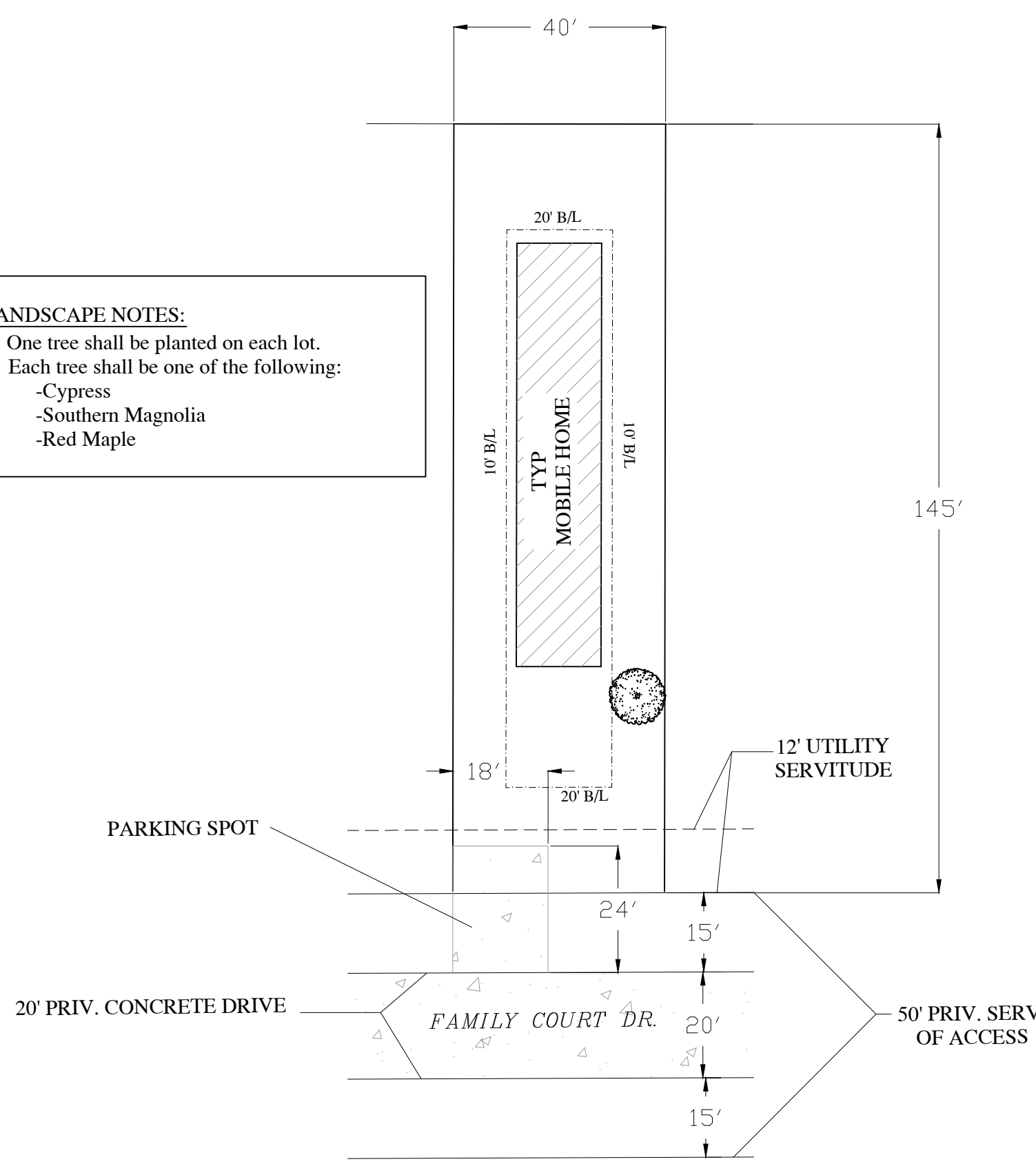
SITE



- LEGEND**
- DRAINAGE AREA
  - BUILDING SETBACK
  - OVERHEAD ELECTRIC
  - SILT FENCE
  - DITCH
  - DIRECTION OF FLOW
  - ⊙ POWER POLE
  - ⊙ HYDRANT
  - FD 1/2" IRON PIPE
  - SET 1/2" IRON PIPE
  - ⊕ CATCH BASIN
  - EXISTING GRADE
  - HATCHING
  - CONCRETE
  - ⊙ WATER VALVE
  - ⊙ DRAINAGE MANHOLE
  - ⊙ SEWER MANHOLE
  - ⊙ STOP SIGN
  - ⊙ LIGHTPOLE



- LANDSCAPE NOTES:**
- One tree shall be planted on each lot.
  - Each tree shall be one of the following:
    - Cypress
    - Southern Magnolia
    - Red Maple



- NOTES:**
- ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE AND TOP ELEVATION OF THE NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.
  - (SECTION 17-8049D) REQUESTING A WAIVER TO ALLOW 8" THICK CONCRETE ACCESS DRIVE IN LIEU OF 1.5" ASPHALT WEARING SURFACE ON TOP OF 8.5" SOIL CEMENT BASE COURSE.
  - ANY MOBILE HOME PARK OR PORTION THEREOF WHICH IS LOCATED WITHIN THE SPECIAL FLOOD PLAIN HAZARD AREA DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION (FIA) SHALL BE REQUIRED TO COMPLY WITH THE PROVISIONS OF THE FLOOD INSURANCE ACT OF 1968, THE FLOOD DISASTER ACT OF 1973 AND ALL APPLICABLE FIA REGULATIONS.
  - THIS PROJECT IS SUBJECT TO PARAGRAPH 17-2071.6.1.c OF THE ASCENSION PARISH DEVELOPMENT CODE AND AS SUCH, THE APPLICANT UNDERSTANDS THAT THIS WILL BE THE ONLY EXPANSION ALLOWED FOR THIS NON-CONFORMING USE.
  - THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.
  - THE EXISTING POND IS PRIVATE AND ASCENSION PARISH DOES NOT OWN OR MAINTAIN THE POND OR SHORELINE.

- SITE DATA:**
- TOTAL PROPERTY AREA = 18.09Ac.
  - EXISTING PARK = 12.5Ac.
  - PARK EXPANSION = 4.6Ac.
  - TOTAL NEW SPACES = 19 SPACES
  - RECREATIONAL AREA = 1.39Ac.
- SITE NOTES:**
- ELECTRICITY: ENTERGY
  - WATER: ASCENSION WATER AND WELL WATER
  - SCHOOL DISTRICT: ST. AMANT PRIMARY, ST. AMANT MIDDLE, ST. AMANT HIGH
  - GAS: ATMOS
  - COMMUNICATIONS: EATEL
  - ZONE: RM
  - SETBACKS: 25' FRONT, 20' REAR, 5' SIDES.

|  |          |                          |
|--|----------|--------------------------|
|  | REVISION |                          |
| PROJECT:   | 2016250  | DRAWING:                 |
| DRAWING:   | C3.00    | DATE:                    |
| SCALE:   | N.T.S.   | DATE:                    |
| DESIGNED:  | BMA      | DATE:                    |
| CHECKED:   | BMA      | DATE:                    |
| PEEF REVIEWED:   | BMA      | DATE:                    |
| DATE:  | 11/21/16 | DESCRIPTION OF REVISION: |
| <p><b>B.M. Aguilard &amp; Associates, LLC.</b><br/>       P. O. Box 1407    Prairieville, LA 70769<br/>       Phone: (225) 445-1894    Fax: (225) 673-3544</p> |          |                          |
|  |          |                          |
| <p><b>FAMILY COURT MOBILE HOME PARK</b><br/> <b>PRELIMINARY PLAT</b></p>   |          |                          |



**Description:** Oaks on the Bluff Estates - REVISION  
Centerline Engineering & Land Surveying, LLC  
(Council District 8)

**ATTACHMENTS:**

| <b>Description</b>                         | <b>Upload Date</b> | <b>Type</b> |
|--|--------------------|-------------|
| Oaks on the Bluff Estates-REV              | 1/4/2017           | Cover Memo  |
| Oaks on the Bluff Estates REV- Prelim Plat | 1/4/2017           | Cover Memo  |

January 11, 2017

## **MAJOR SUBDIVISION PRELIMINARY PLAT-REVISION**

### **A) Oaks on the Bluff Estates-Revision**

The subject property is located on the east side of Bluff Road approximately 1,700' north of C. Braud Road in Council District 8. The property is adjacent to the Oaks on the Bluff 2<sup>nd</sup> filing, and is zoned Medium Intensity (RM). The application is on behalf of Coastal Contractors, Inc by Centerline Engineering and Land Surveying, LLC.

The property is 24.0 acres and the applicant is proposing to add an additional 'Estates' phase adding to the existing Oaks on the Bluff subdivision. This proposal contains 46 single family residential lots. Typical lot widths range from 80 to 90 feet; and have a minimum size of 12,400 square feet. The subdivision will include 1.5 acres of designated park space and complies with all adopted major subdivision regulations.

This phase will be accessed by an entrance off of LA Hwy. 928 (Bluff Road) and Vista Drive, an existing street within Oaks on the Bluff. Sewer treatment will be through the existing private sewer treatment plant between existing lot 113 and proposed lots 13-14.

### **STAFF REVIEW COMMENTS**

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

All comments have been addressed by the consultant.

### **ENGINEER REVIEW COMMENTS**

Preliminary Plat:

The Preliminary Plat has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

### **STAFF RECOMMENDATIONS**

The proposed plat meets all guidelines for a major subdivision preliminary plat and should the commission concur with staff's analysis, staff recommends approval.



December 27, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

**RE: Oaks on the Bluff Estates  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

**Preliminary Plat**

1. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **This has been added to the plat.**
2. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **This has been added to the plat.**
3. Show the culvert and weir outfall locations of the proposed ponds. **This has been added to the plat.**
4. Show the sanitary sewer outfall location. **This has been added to the plat.**
5. Note each servitude as public or private. Ensure any servitudes that are to be revoked are listed as such. **This has been added to the plat.**
6. Add curve information for the street curves at the rear of the site. **This has been added to the plat.**
7. Change the brick side drains depicted in the typical street section to concrete. **This has been added to the plat.**
8. Show the sewer stub-ups on the typical street section. **This has been added to the plat.**

9. **Depict pavement widths for Bluff Road, Royal Oak Dr., and Vista Drive. This has been added to the plat.**
10. **The offsite STP location should be more clearly delineated. Depict the building and provide callout noting that this is the location of the STP for this site. This has been added to the plat.**
11. **Pumping sanitary sewer (aka "cascading") to a private offsite treatment plant is no longer permitted in Ascension Parish. Although this project previously received approval to cascade to an offsite private TP, confirmation that this arrangement is still acceptable should be provided from Ascension Parish. Consultant provided confirmation from Ascension Parish that cascading is permitted for this site.**
12. **Show all existing contours. Note whether the contours are survey or LIDAR. This has been added to the plat.**
13. **No part of this property seems to be located Section 10. Verify. Consultant removed this from the plat.**
14. **Show building line 75' from center line of Bluff Road (LA 929) as this is a state highway. This has been added to the plat.**
15. **Front building line requirement as per Table 'C' for 80' and 90' width lots is 20', not 25' as shown. Consultant stated that developer prefers 25' minimum building line.**
16. **Add chart with number of lots in the 80' and 90' categories. This has been added to the plat.**
17. **Side setback is not 10% of lot width. According to the chart all side setbacks are fixed within each range category, i.e., all lots between 80' and 89' have side setbacks of 8' and all lots between 90' and 99' have side setbacks of 9'. This has been updated on the plat.**
18. **Add chart showing required and provided park space area. This has been added to the plat.**
19. **Verify nearest adjacent Base Flood Elevation. Consultant verified BFE of 11'.**
20. **List existing land characteristics. This has been added to the plat.**
21. **Block for Planning Commission Chairman signature is not necessary for Preliminary Plat. This has been removed from the plat.**
22. **Show block with two previous preliminary plat revisions noted on map. This has been added to the plat.**
23. **Add information as to the drainage route to ultimate (named) drainage channel. This has been added to the plat.**

24. Add specific date to final Preliminary Plat submittal. **This has been added to the plat.**
25. Remove note, "There are no existing curves on public streets within one-fourth (1/4) mile of the proposed entrance". **This has been removed from the plat.**
26. Delineate pedestrian system on map. **This has been added to the plat.**
27. Add accessory structure setback from Table 'C' to typical lot layout. **This has been added to the plat.**

**Drainage Study**

1. The HEC-RAS models for the north and south ditches contain culverts that are not properly modelled. The culvert decks need to extend from each bank of the ditch so there are no additional gaps allowing water to pass through. Once the HEC-RAS models have been revised, the data used for tail water should be updated in the Pond Pack. **Consultant revised HEC-RAS models and Pond Pack model.**
2. The HEC-RAS models for North Ditch Outfall stations 380 & 155 and South Ditch Outfall station 310 are allowing excess water to pass under the decks. The deck low cord elevations that are concurrent with the ground elevation can be entered as a value lower than ground elevation. The program will automatically clip off and remove any excess deck below the ground, which will allow proper modeling of these ditches. **Consultant revised HEC-RAS models and Pond Pack model.**
3. Note the station locations on the HEC-RAS charts. In addition, note the locations of the stations on a layout sheet. **Consultant provided.**

**Traffic Study**

*No comments*

**Drainage Impact Study Summary:**

|                           |  |
|---------------------------|--|
| Consulting Engineer:      | Bo James Booty, P.E., Centerline Engineering & Land Surveying, LLC |
| Date of Study:            | November 2016  |
| Size of Development:      | 24.0 acres   |
| Existing Land Use:        | Heavily wooded, one existing house                                 |
| Receiving Basin:          | Bluff Swamp; Grand Goudine Bayou                                   |
| FEMA Flood Zone:          | X  |
| 100-year Flood Elevation: | 11.0 ft  |
| Offsite Drainage Area:    | 6.9 acres  |
| Fill Mitigation:          | Fill mitigation is being addressed with the proposed ponds.        |
| Storm Water Mitigation:   | 3 detention ponds  |

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations

and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

**Traffic Impact Study Summary:**

|                            |   |
|----------------------------|---|
| Consulting Engineer:       | Prasanth Malisetty, P.E., PTOE, Neel-Schaffer, Inc.   |
| Date of Study:             | May 2015  |
| Number of Proposed Lots:   | 52 studied (46 proposed)  |
| Peak Hour P.M. Trips:      | 58  |
| Study Threshold Level:     | 1   |
| Conclusion:                | No improvements are required.   |
| Sight Distance Evaluation: | Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development. |

The following intersections were studied with the following conclusions:

LA 928 (Bluff Road) at Oak Park Avenue: All approaches are anticipated to operate at a LOS of A during AM and LOS of C during PM peak periods. No roadway improvements are recommended.

The following items should be considered by the Planning Commission in their analysis of the case:

- No comments.

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,

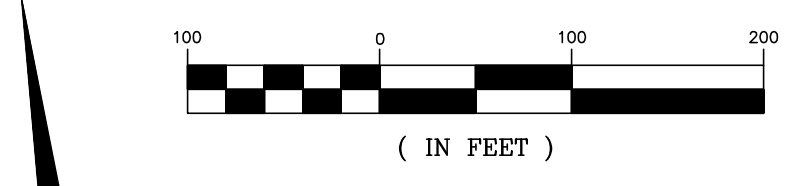
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

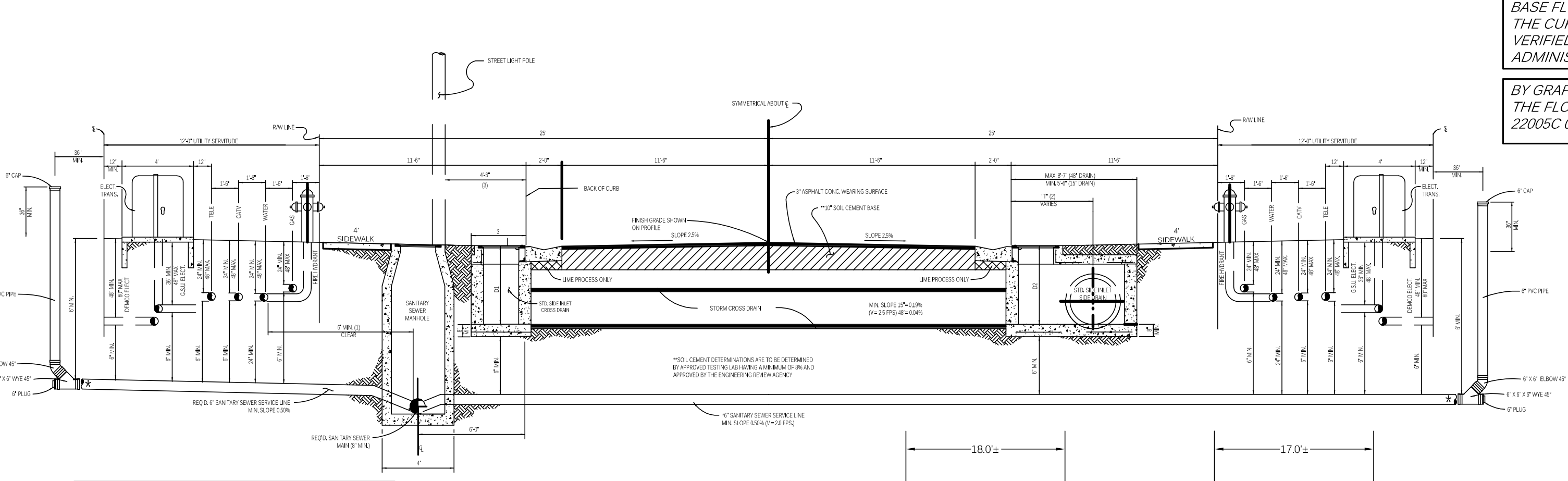
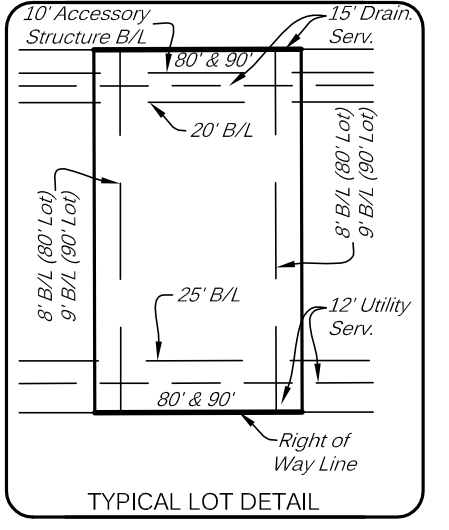
CC: Bo James Booty, P.E., Centerline Engineering & Land Surveying, LLC





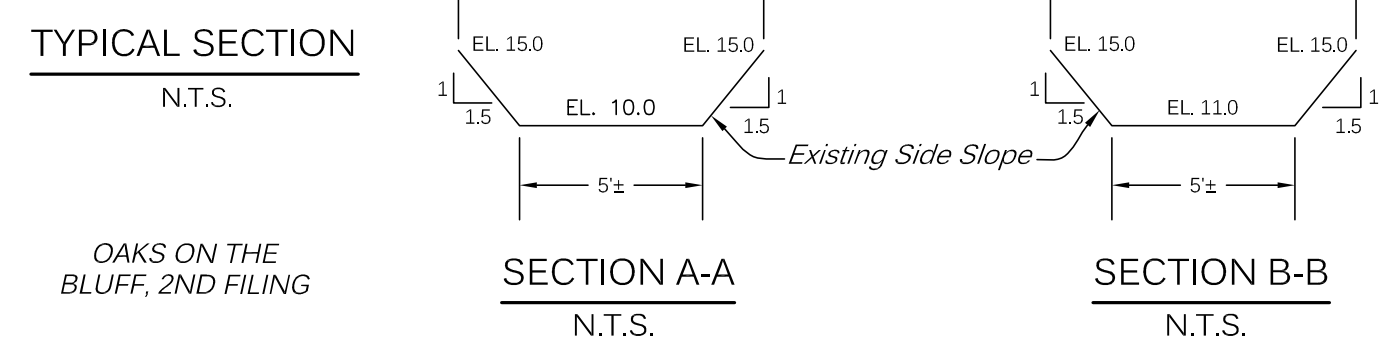
**LEGEND:**

- POTENTIAL WETLANDS
- OTHER WATERS OF THE U.S.
- EXISTING GROUND CONTOURS (SURVEY VERIFIED)
- PEDESTRIAN PATH

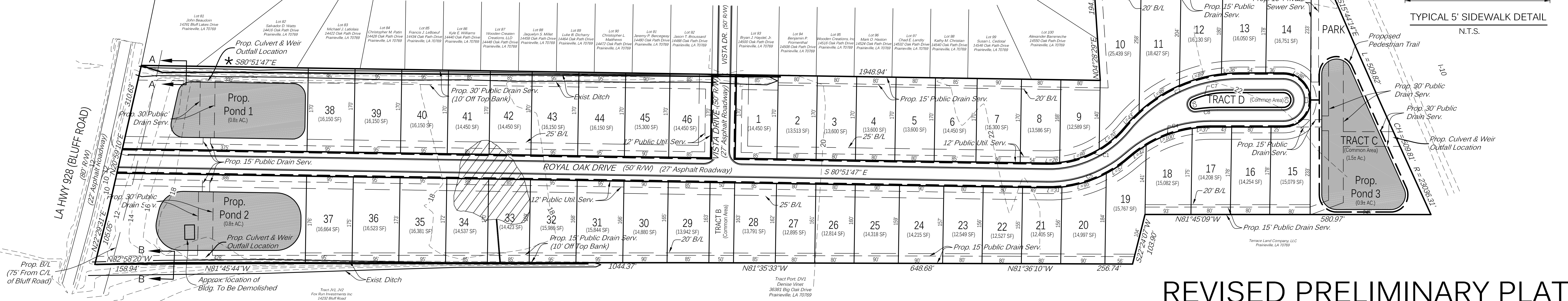
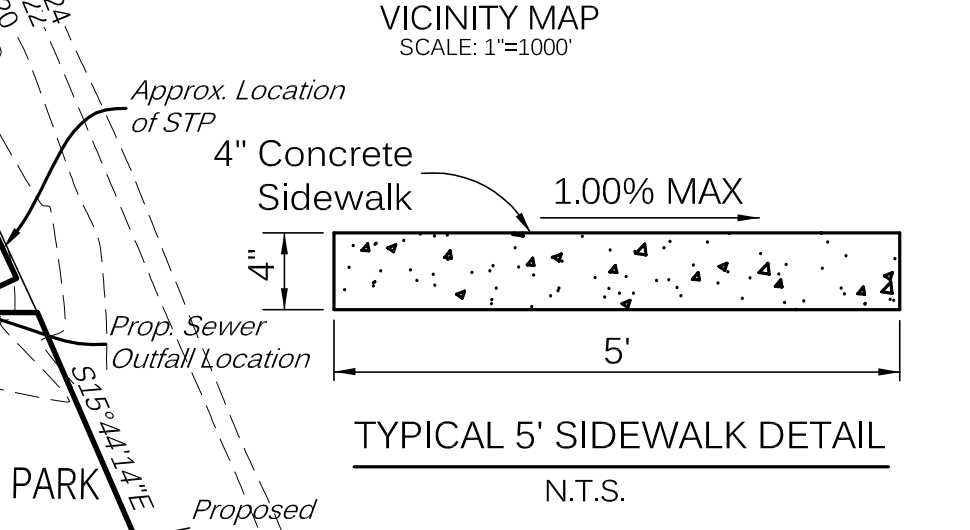
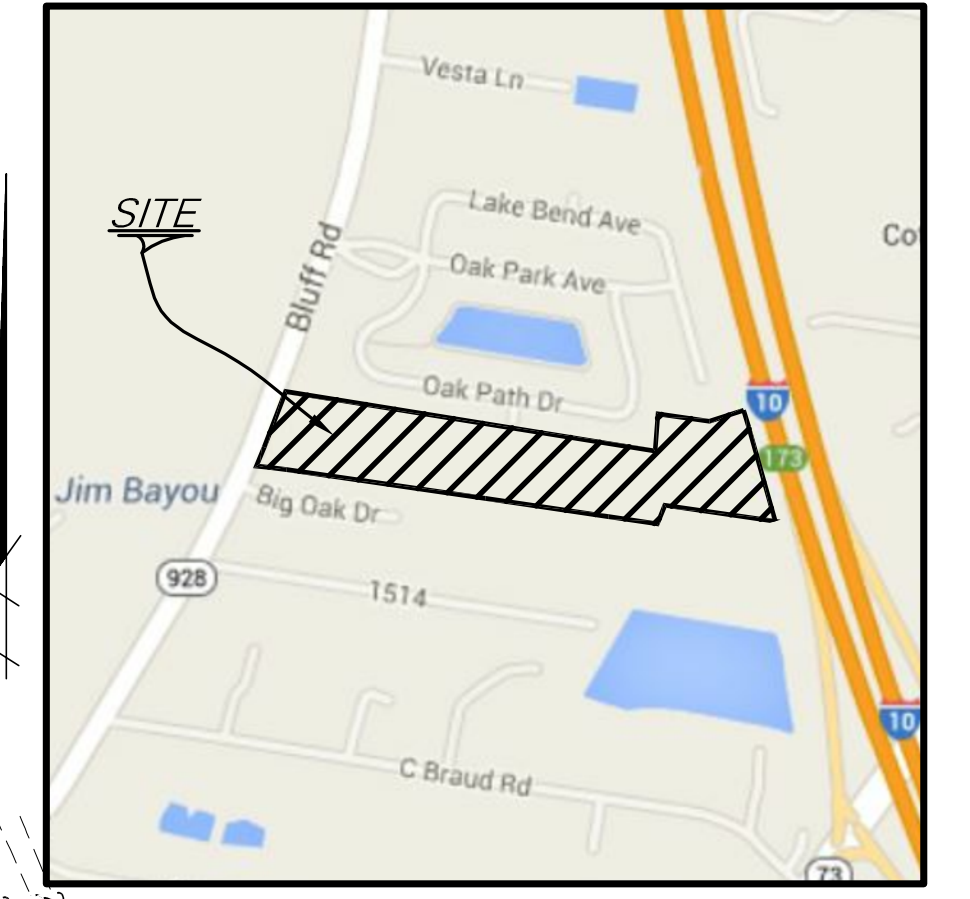


**PARK REQUIREMENTS**

| PARK AREA REQ'D BASED ON MAX DENSITY | PARK AREA REQ'D BASED ON UNITS PROVIDED | PROPOSED PARK AREA PROVIDED |
|--------------------------------------|---|-----------------------------|
| 1.40 AC.                             | 0.92 AC.                                | 1.5 AC.                     |



BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ASCENSION PARISH FLOOD PLAIN ADMINISTRATOR.  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22005C 0040E, DATED 8/16/2007.



**REFERENCE MAP:**

- FINAL PLAT OF OAKS ON THE BLUFF 2ND FILING, BY FERRIS ENGINEERING & SURVEYING, L.L.C., DATED JUNE 15, 2006, REVISED JULY 14, 2008, Instrument #00702970
  - SURVEY PLAT SHOWING DM-1, THE TRACT OF LAND OF DANIEL G. MELANCON, BY EARLES & ASSOCIATES, DATED 04-21-1998, Instrument #00421141
  - MAP SHOWING RESUBDIVISION OF TRACT BK-1-A-1 & TRACT DV INTO TRACT BK-1-A-1-A & TRACT DV-1, BY LESTER MCLIN, DATED 08-12-98, Instrument #00419158
- ★ BASIS OF BEARING: S 80°51'47" E  
 BEING THE SOUTHERLY PROPERTY LINE OF OAKS ON THE BLUFF 2ND FILING. BEARINGS ARE REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE 1702.

**GENERAL NOTES:**

- ZONING: RM
- BUILDING SETBACKS: FRONT: 25', REAR: 20', SIDE: 80' LOT - 8'; 90' LOT - 9'
- SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT (PRIVATE)
- 100 YEAR FLOOD ELEVATION: 11'0"
- INUNDATION ELEV.: N/A
- ELECTRIC CO: ENTERGY
- GAS CO: ATMOS ENERGY
- WATER: ASCENSION WATER CO.
- TELEPHONE: EATEL
- ACREAGE: 24.0 ACRES
- DENSITY: 1.92 UNITS PER ACRE
- LAND USE: SINGLE FAMILY RESIDENTIAL
- STREETS: 27' ASPHALTIC CONCRETE WITH CURB AND GUTTER.
- ALL LOT FRONTAGES, AREA, AND SETBACKS SHALL MEET ZONING REQUIREMENTS.
- NO. OF LOTS: 46
- SCHOOLS: PRIMARY: SPANISH LAKE, MIDDLE: DUTCHTOWN MIDDLE, HIGH: DUTCHTOWN HIGH
- THERE IS ONE EXISTING HOUSE TO BE DEMOLISHED ON THE SITE

**REVISED: 03-16-16**  
 TO REDUCE THE NUMBER OF LOTS FROM 53 DOWN TO 48

**REVISED: 11-16-16**  
 TO REDUCE THE NUMBER OF LOTS FROM 48 DOWN TO 46, ADD ANOTHER ENTRANCE ON BLUFF ROAD, AND CHANGE THE NAME OF THE SUBDIVISION.

**SITE STATISTICS**

| LOT WIDTH     | MAX ALLOWABLE | PROPOSED  |
|---------------|---------------|-----------|
| 80-89'        | 56            | 25        |
| 90-99'        | 63            | 21        |
| <b>TOTAL:</b> |               | <b>46</b> |

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | CHORD   | TANGENT      | BEARING     | DELTA      |
|-------|---------|---------|---------|--------------|-------------|------------|
| C1    | 180.25' | 200.00' | 174.21' | 96.76'       | N73°19'06"E | 51°38'15"  |
| C2    | 265.72' | 300.00' | 257.12' | 142.28'      | S72°52'25"W | 50°44'53"  |
| C3    | 172.79' | 55.00'  | 110.00' | 42404094.29' | N8°14'52"E  | 180°00'01" |
| C4    | 179.65' | 250.00' | 175.81' | 93.90'       | S77°39'41"W | 41°10'21"  |
| C5    | 183.53' | 250.00' | 179.44' | 96.12'       | N78°06'22"E | 42°03'43"  |
| C6    | 28.67'  | 10.00'  | 19.81'  | 72.39'       | S8°23'21"E  | 164°16'08" |
| C7    | 68.42'  | 160.00' | 67.90'  | 34.74'       | S85°59'47"W | 24°30'09"  |
| C8    | 44.39'  | 290.00' | 44.35'  | 22.24'       | N86°08'17"W | 8°46'16"   |
| C9    | 47.12'  | 15.00'  | 30.00'  | INFINITY     | N8°14'51"E  | 180°00'00" |

**POND NOTE:**  
 THE PONDS SHOWN HEREON ARE PRIVATE. THE HOMEOWNERS OF THE SUBDIVISION ARE RESPONSIBLE FOR MAINTENANCE OF THE POND AND SHORELINE. ASCENSION PARISH DOES NOT OWN OR MAINTAIN THE PONDS OR SHORELINE.

**NOTE:**  
 THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT AND TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

**NOTE:**  
 THE MAINTENANCE OF ALL PARKS AND COMMON AREAS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

**PARK/TRAIL NOTE:**  
 A STAGE 1 PARK WILL BE UTILIZED FOR THE PROPOSED DEVELOPMENT. THE PARK WILL CONTAIN A SIGN, 12 CLASS A TREES, AND 24 ORNAMENTAL TREES, PER ACRE, AS DEFINED BY ASCENSION PARISH SUBDIVISION REGULATIONS.  
 THE TRAIL FOR THE PARK AREA WILL BE CONCRETE AND MATCH THE SIDEWALK WITHIN THE SUBDIVISION.

**NOTE:**  
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

**NOTE:**  
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

**NOTE:**  
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

**DRAINAGE NOTE:**  
 PROPOSED PONDS 1 AND 2 OUTFALL TO THE WEST INTO EXISTING DITCHES WEST OF BLUFF ROAD. FROM HERE, IT CONTINUES TO DRAIN WEST UNTIL IT ULTIMATELY OUTFALLS INTO BLUFF SWAMP. POND 3 OUTFALLS TO THE EAST INTO THE I-30 ROADSIDE DITCH. FROM HERE, IT ULTIMATELY DRAINS TOWARD GRAND GOUDINE BAYOU.

**EXISTING LAND CHARACTERISTICS:**  
 THIS PROPERTY IS CURRENTLY UNDEVELOPED AND HEAVILY WOODED EXCEPT FOR ONE EXISTING HOUSE AND DRIVEWAY. IT ALSO HAS TWO EXISTING DITCHES WHICH RUN ALONG BOTH THE NORTH AND SOUTH PROPERTY LINES AND DRAIN TOWARDS BLUFF ROAD.

**STRUCTURE NOTE:**  
 ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BASE FLOOD ELEVATION AND THE TOP ELEVATION OF THE NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.

**NOTE:**  
 SIDEWALK MUST BE CONSTRUCTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.

**NOTE:**  
 ONE (1) CLASS A TREE MUST BE PROVIDED PER LOT. TREE MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.

**NOTE:**  
 THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

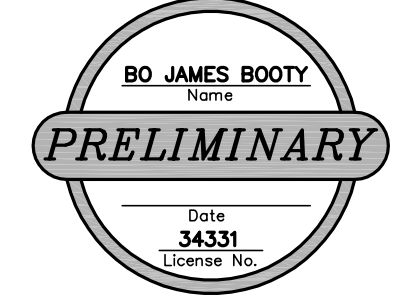
**NOTE:**  
 NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & LAND SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

# REVISED PRELIMINARY PLAT OF OAKS ON THE BLUFF ESTATES

BEING PORTIONS OF THE ANDREW GREEN ESTATE, THE MRS. B. SMITH TRACT, W. VALLERY TRACT & LOT DM-1 OF THE DANIEL G. MELANCON PROPERTY  
 LOCATED IN SECTION & 60, T9S, R2E SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI ASCENSION PARISH, LOUISIANA FOR

COASTAL CONTRACTORS, INC.  
 P.O. BOX 14715  
 BATON ROUGE, LA 70808

**CENTERLINE**  
 ENGINEERING & LAND SURVEYING, LLC  
 200 Government St., Ste. 200 Baton Rouge, LA 70802  
 (225) 412-4848 - Office (225) 412-4849 - Fax centerlinela.com



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

DATE: 12-22-16 DESIGNED: BJB CHECKED: BJB FILE: 14-09 P.15





**Description:** **Ascension Business Park**  
Quality Engineering & Surveying, LLC  
(Council District 3)

**ATTACHMENTS:**

| <b>Description</b>                    | <b>Upload Date</b> | <b>Type</b> |
|---------------------------------------|--------------------|-------------|
| Ascension Business Park               | 1/4/2017           | Cover Memo  |
| Ascension Business Park - Prelim Plat | 1/4/2017           | Cover Memo  |

January 11, 2017

## MAJOR SUBDIVISION PRELIMINARY PLAT

### B) Ascension Business Park

The subject property is located on the north side of LA Hwy. 30 approximately 2,800 feet west of Interstate Hwy. 10 in Council District 3 and is zoned Light Industrial (LI). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The property is approximately 25.5 acres and the applicant is proposing a major subdivision containing 20 industrial/commercial lots. The typical lot is 100 feet wide with a minimum size of 28,800 square feet.

### STAFF REVIEW COMMENTS

All elements of the subdivision as per ordinance have been provided and addressed on the preliminary plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

The developer is proposing a sewer treatment plant that will be owned and operated by the parish. All other comments have been addressed by the consultant.

### ENGINEER REVIEW COMMENTS

#### Preliminary Plat:

The Preliminary Plat has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

#### Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

#### Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

### STAFF RECOMMENDATIONS

The proposed preliminary plat meets all guidelines for a major subdivision per current ordinance and should the commission concur with staff's analysis, staff recommends approval.



January 3, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

**RE: Ascension Business Park  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

**Preliminary Plat**

1. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **This has been added to the plat.**
2. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **This has been added to the plat.**
3. Show the culvert outfall locations of the proposed ponds. **This has been added to the plat.**
4. Note whether the existing contours are based on LIDAR or survey. **This has been added to the plat.**
5. Show the sanitary sewer outfall location. **This has been added to the plat.**
6. Note each servitude as public or private. Ensure all servitudes that are to be revoked are listed as such. **This has been added to the plat.**
7. Show all proposed drainage servitudes, especially for the proposed swale on the eastern property boundary. **This has been added to the plat.**
8. The noted scale is incorrect and should be revised to 1" = 200'. **This has been updated on the plat.**
9. Add specific date to final Preliminary Plat submittal. **This has been added to the plat.**

10. Depict edge of pavement lines for N. Robert Wilson Rd, Business Parkway, and Hwy 30. **Consultant provided edge of pavement lines and labels for N. Robert Wilson Rd and Hwy 30, but did not provide these lines for Business Parkway.**
11. Depict roadway striping for Hwy 30 and N. Robert Wilson Rd as applicable. **This has been added to the plat.**
12. The 15' Servitude along south property line of Tract CA2 should be specifically listed as a drainage Servitude. **This has been added to the plat.**
13. Label building setback of lot 1 fronting LA Hwy 30 (75' from centerline of State Hwy.) **This has been added to the plat.**
14. Under 'General Subdivision Information Sewer' note, add to end: "...to be owned and operated by Ascension Parish." **This has been added to the plat.**
15. Under 'General Subdivision Information-Building Setbacks' note, add: "55' from street centerline." **This has been added to the plat.**
16. School district information not required for commercial/industrial subdivisions and should be removed. **This has been removed from the plat.**
17. Under 'General Subdivision Information-Streets' revise, ...THREE (5") INCHES...to read the correct dimension. **This has been updated on the plat.**
18. Per Section 17-4034, commercial- industrial streets shall be constructed of concrete no less than 8". Should the applicant wish to propose a different road section, a variance must be requested and listed on the Preliminary Plat. **This has been updated on the plat.**
19. Per Section 17-4033, commercial/industrial streets require a 60-foot right-of-way width. **This has been added to the plat.**
20. Under 'General Subdivision Information- Land Characteristics', add "Vacant" to description. **This has been added to the plat.**
21. Add information as to the drainage route to ultimate (named) drainage channel. **This has been added to the plat.**
22. Applicant is reminded that lots 19 and 20 appear to be on an adjacent Tract (namely, an existing portion of Lot B-2) and as such, application to Ascension Parish shall also be required to subdivide that portion of property out of the parent tract. **Consultant acknowledged and confirmed developer plans to apply for re-subdivision of Lot B-2.**

23. Show the City of Gonzales limits outlining Lot 6-B. In addition, show the City of Gonzales limits on the vicinity map. **This has been added to the plat.**
24. Add a note stating that Lot 19 will not have direct access to Isom Sanders Rd. **This has been added to the plat.**
25. Add note that maximum building height for light industrial zoning is 35'. **This has been added to the plat.**
26. Sidewalks are not required for commercial subdivisions; however, they are shown on the typical section. Confirm if sidewalks are intended to be built for this project. **Consultant removed sidewalks from the plat.**
27. The pavement section shows 8" concrete on a 10" soil cement base. This pavement section exceeds the minimum requirement of only 8" concrete. Confirm that the proposed pavement section as shown on plat is what is intended to be built. **Consultant stated the plat was updated to remove the soil cement base, but the 10" base is still depicted in the typical street section and noted in the 'Street' general information.**
28. Section 17-4035 states that alleys shall be provided at all commercial and industrial lots unless planning commission waives requirement where definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed. Since alleys are not proposed, the applicant needs to be prepared to discuss off-street loading/unloading and parking for the proposed uses. **Consultant responded that alleys will not be provided, but provisions will be made to provide service access to all lots.**
29. The TIS shows the project warrants a right turn lane at both site drives #1 & #2. Please confirm that the developer agrees to the proposed roadway improvements and acknowledges that he will not receive traffic impact fee credits from these improvements because they are required in order to offset the project's impact. **Consultant confirmed developer acknowledges and agrees to the traffic improvements.**
30. The TIS shows a second site drive is to be constructed on lot 1 connecting to Hwy 30. A driveway culvert needs to be added under this drive. **Consultant stated this item will be included as part of the site plans for the Lot 1 building permit.**
31. Add note, "This project is subject to sewer development and traffic impact fees in accordance with Ascension Parish Ordinances." **This has been added to the plat.**

#### **Drainage Study**

1. Node C8 is listed as C6 on the post-developed drainage map and should be revised. **This has been updated in the DIS.**
2. Tailwater needs to be accounted for in node P2. As it is currently modelled, the onsite flow to West Ditch (node L2) does not appear to serve much purpose. This node could be removed and the pond

could be routed directly to the West Ditch (R4) in order to properly model tailwater. **This has been updated in the DIS.**

3. Boyle Bayou should also use a fixed water surface per the FEMA FIS profiles as it has been done for Smith Bayou. This will allow the upstream structures to accurately model tailwater. **Consultant added drainage area for Boyle Bayou watershed and downstream channel to reflect rise and fall of water surface in project outfall channel.**
4. A culvert crossing at the N. Robert Wilson road entrance needs to be added so as not to block drainage. **This has been updated in the DIS.**
5. Because Pond #1's design is completely dependent on the west ditch for drainage outfall, confirmation that this ditch has adequate capacity is necessary. Provide pre and post-developed HEC-RAS models for the West Ditch that starts at the downstream 2 - 36"x60" culverts and extends to the outfall of the pond on the upstream end. In addition, provide a layout for the cross-section station locations, and note these locations on the HEC-RAS model charts. Submit this model electronically in addition to the copy provided in the drainage study. Results for this model should be used to input a rating curve for the West Ditch node at the pond outfall in order to dynamically model tailwater. **Consultant provided HEC-RAS model of West Ditch and updated DIS.**
6. The watershed maps show node C7 as 2 – 36"x60" RCPAs, but is modelled as 2- 36"x58" RCPs. Revise for consistency. **This has been updated in the DIS.**
7. It is unclear where node C1 in the post-developed HydroCAD model is located on the post-developed watershed map. The HydroCAD model currently shows two 15" culverts and an asymmetrical weir, which seems to indicate that pond P1 outfalls may have just been duplicated. Confirm the sizing of the proposed driveway culvert and revise as necessary. **This has been updated in the DIS.**

#### **Traffic Study**

1. It is unclear where site drives #1 and #2 are located. Provide depiction of these drives and include locations in narrative. **Consultant added Figure 13 to TIS to show site drive locations.**
2. The trip generation figures contain arrows with no numbers assigned. Please update as needed or confirm that these are zero. **This has been updated in the TIS.**
3. Provide a preliminary stamp on the title sheet. The name of the engineer responsible for the TIS needs to be included on the title sheet. **This has been added to the TIS.**

#### **Drainage Impact Study Summary:**

Consulting Engineer: Jeff Loup, P.E., Quality Engineering & Surveying, LLC  
Date of Study: November 2016  
Size of Development: 25.5 acres

|                           |   |
|---------------------------|---|
| Existing Land Use:        | Heavily wooded  |
| Receiving Basin:          | Boyle Bayou, Smith Bayou                                    |
| FEMA Flood Zone:          | X & AE  |
| 100-year Flood Elevation: | 12.0 ft   |
| Offsite Drainage Area:    | 57.86 acres   |
| Fill Mitigation:          | Fill mitigation is being addressed with the proposed ponds. |
| Storm Water Mitigation:   | 2 detention ponds proposed                                  |

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

**Traffic Impact Study Summary:**

|                            |  |
|----------------------------|--|
| Consulting Engineer:       | Laurence Lambert, II, P.E., PTOE, PTP, Vectura Consulting Services, LLC  |
| Date of Study:             | December 2016  |
| Date of Movement Counts:   | November 9-10, 2016  |
| Number of Proposed Lots:   | 20 lots– 20,000 sq. ft. Specialty Retail, 190,000 sq. ft. gross floor area Industrial  |
| Peak Hour A.M. Trips:      | 156  |
| Peak Hour P.M. Trips:      | 207  |
| Study Threshold Level:     | 2  |
| Conclusion:                | Full access intersection of Business Parkway at LA 30 warrants both a dedicated left and right turn lane. LA 30 at right in/right out Site Drive #2 from lot 1 warrants a westbound right-turn lane. |
| Sight Distance Evaluation: | Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development.                                    |

The following intersections were studied with the following conclusions:

**LA 30 at Site Drive #1:** The southbound approach is anticipated to operate at a level of service (LOS) F during AM and PM peak hour periods. The eastbound approach is anticipated to operate at a LOS of C during AM and a LOS of A during PM peak periods. Both right and left turn lanes are warranted at this full access drive.

**LA 30 at Site Drive #2:** The southbound approach is anticipated to operate at a level of service (LOS) of C during AM and a LOS of F during PM peak periods. A right turn lane is warranted at this right-in/right-out access drive.

**LA 30 at Cabela’s Parkway/Tanger Boulevard:** With signal timing modifications, all approaches for build condition are anticipated to operate at a level of service (LOS) equal to that of a no-build condition during the AM peak hour. The eastbound will remain at an A, westbound will remain at a C, northbound will remain at an E, southbound will remain at a D, and overall intersection will remain at a C. During PM peak hour, eastbound will remain at an C, westbound will remain at a C, northbound will remain at an F, southbound will remain at a F, and overall intersection will remain at a D. No roadway improvements are recommended by consultant.

**LA 30 at LA 3251 (Ashland Rd.):** All approaches for build condition are anticipated to operate at a LOS equal to that of a no-build condition during the AM peak hour. The eastbound will remain at an E, westbound will remain at a F, northbound will remain at an D, and overall intersection will remain at a LOS F. During PM peak hour, eastbound will remain at an F, westbound will remain at a C, northbound will remain at an F, and overall intersection will remain at a F. No roadway improvements are recommended by consultant.

**LA 30 Segment Analysis:** A two-lane highway segment roadway analysis was evaluated for LA 30 in the vicinity of the development for the AM and PM peak hours. The level of services for the build-condition are anticipated to operate at the same at no-build condition; which is an F for the AM peak hour and a D for the PM peak hour. No roadway improvements are recommended by consultant.

**The following items should be considered by the Planning Commission in their analysis of the case and addressed in the final motion:**

- **The consultant stated the plat was updated to remove the 10" soil cement base, but the 10" base is still depicted in the typical street section and noted as such under the 'Streets' general information. Further confirmation of this street section is required.**
- **Per section 17-4035, alleys shall be provided for all commercial and industrial lots unless the Planning Commission waives this requirement based on the assurance that provisions will be made to provide service accessibility to all lots, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.**
- **Traffic turn lane analyses warrant a left turn lane and right turn lane on Hwy 30 at the Business Parkway intersection with La 30 and a westbound right turn lane at the future right-in/right-out access drive from Lot 1.**

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

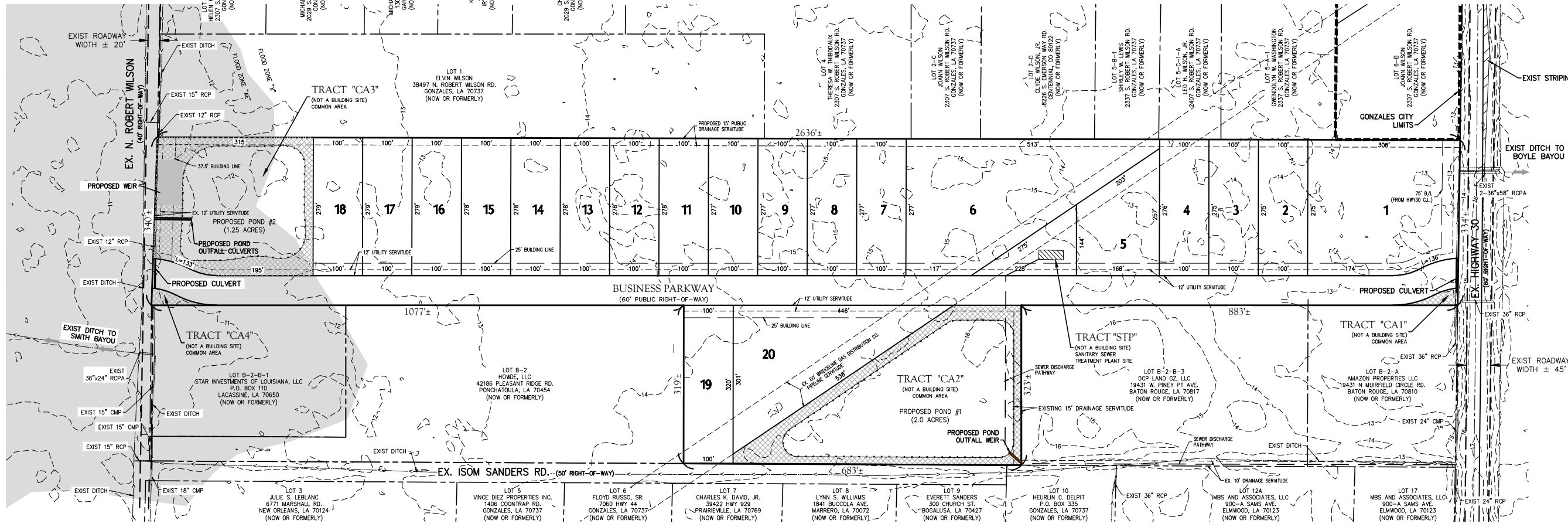
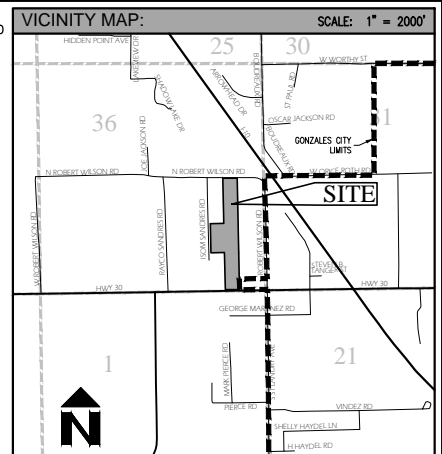
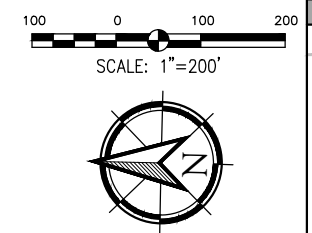
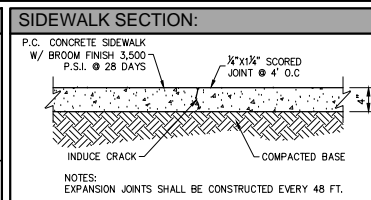
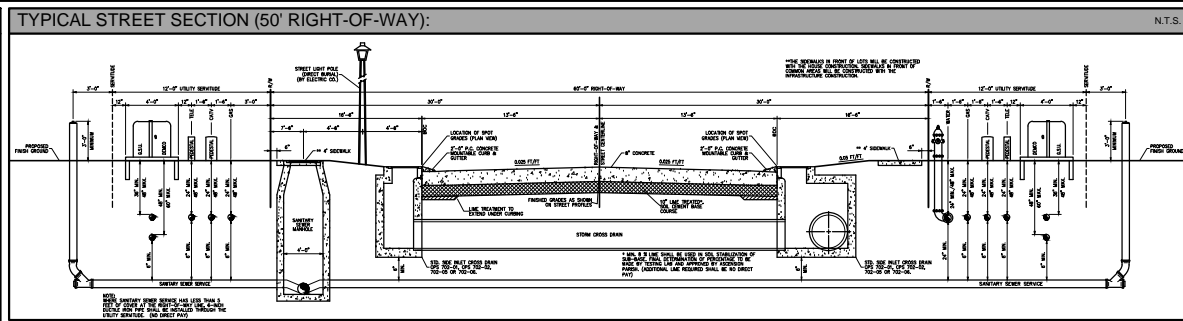
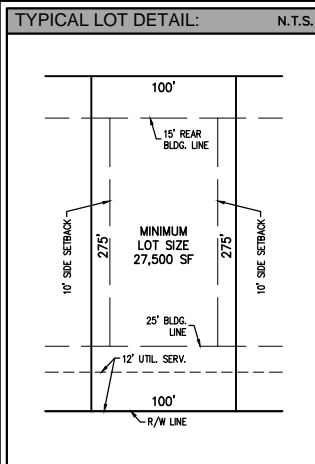
Sincerely,  
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Jeff Loup, P.E., Quality Engineering & Surveying, LLC





**GENERAL NOTES:**

- NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ZONING DISTRICT ESTABLISHED BY ASCENSION PARISH SUBDIVISION REQUIREMENTS.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAT WAS PREPARED.
- ALL IMPROVEMENTS HEREIN SHALL BE BUILT TO ASCENSION PARISH STANDARDS.
- THIS PLAN IS FOR CONCEPTUAL PLANNING USES ONLY. THE LAYOUT IS SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN AND APPROVAL.
- ALL LOTS SHOWN HEREON HAVE THE MINIMUM LOT SIZE AND LOT FRONTAGE FOR THEIR RESPECTIVE ZONING DISTRICTS AS SET FORTH IN THE ASCENSION PARISH DEVELOPMENT CODE.
- NO CURVES EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE.
- ALL STREETS, RIGHTS-OF-WAY, AND SERVITUDES SHALL BE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
- A WETLANDS DETERMINATION HAS BEEN INCLUDED IN THE SUBMITTAL.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE AND TOP ELEVATION OF NEAREST ADJACENT SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVING THE PROPOSED STRUCTURE.
- PONDS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. EXCEPT THOSE AREAS DESIGNATED WITHIN PUBLIC SERVITUDES SHOWN HEREON.

**CONTOUR NOTE:**  
ELEVATION AND EXISTING CONTOUR INFORMATION SHOWN HEREON IS BASED ON LIDAR.

**FLOOD ZONE NOTE:**  
THIS PROPERTY IS LOCATED IN ZONE(S) "X" & "AE" BASED ON FIRM PANEL NO. 22005C0105E, DATED AUGUST 16, 2007. BASE FLOOD ELEVATION = 12.0'.

**GENERAL SUBDIVISION INFORMATION:**

ZONING: LI  
LAND USE: LIGHT INDUSTRIAL  
LAND CHARACTERISTICS: VACANT PASTURE, WOODLAND, ETC.  
ACREAGE: 25.5 +/-  
STREETS: STREETS TWENTY-SEVEN (27') FEET WIDE WITH EIGHT (8') INCHES OF CONCRETE NEARING COURSE ON A MINIMUM TEN (10") INCH LIME TREATED SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER  
SEWER: SANITARY SEWER TREATMENT PLANT SITE TO BE OWNED AND OPERATED BY ASCENSION PARISH  
WATER: ASCENSION WATER  
ELECTRIC: ENTERGY  
GAS: ATMOS  
TELEPHONE: EATEL  
CABLE: EATEL/COX  
BUILDING SETBACKS: FRONT - 55' FROM STREET CENTERLINE  
REAR - 15'  
SIDE - 10' (SEE TYPICAL LOT DETAIL, THIS SHEET)

**LOT NOTE:**  
LOT 19 WILL NOT HAVE DIRECT ACCESS TO ISOM SANDERS ROAD.

**BUILDING NOTE:**  
THE MAXIMUM BUILDING HEIGHT FOR LIGHT INDUSTRIAL ZONING IS 35'.

**LEGEND:**

- Denotes Flood Zone "AE"
- Denotes Green Space Common Area (NOT A BUILDING SITE)
- 13 --- EXIST. CONTOUR
- 10 --- EXIST. DITCH

**LOT COUNT:**

NO. OF LOTS:  
20 INDUSTRIAL/COMMERCIAL  
100' LOTS = 16 LOTS  
100'± LOTS = 4 LOTS

**PRELIMINARY PLAT**  
THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

TITLE: **PRELIMINARY PLAT**

PROJECT: **ASCENSION BUSINESS PARK**

DESCRIPTION: LOCATED IN SECTION 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: **AMERICA HOMELAND, L.L.C.**  
P.O. BOX 80298  
BATON ROUGE, LOUISIANA 70898

**QUALITY** Engineering & Surveying, LLC  
18150 Hwy 42, Port Vincent, LA 70726  
TEL: 225-698-1600 FAX: 225-698-3167  
www.QESLA.com

Project No.: 16-091 Date: 12-19-16 Drawn By: EVK  
DWG Path: P:\16-091 Hwy 30 Property - Kahl\Drawings\Engineering\Plat\16091 HWY 30-PRAT (12-19-16).dwg



**Description:** **Black Bayou Estates**  
Quality Engineering & Surveying, LLC  
(Council District 11)

**ATTACHMENTS:**

| <b>Description</b>                | <b>Upload Date</b> | <b>Type</b> |
|-----------------------------------|--------------------|-------------|
| Black Bayou Estates               | 1/4/2017           | Cover Memo  |
| Black Bayou Estates - Prelim Plat | 1/4/2017           | Cover Memo  |

January 11, 2017

## **MAJOR SUBDIVISION PRELIMINARY PLAT**

### **C) Black Bayou Estates**

The subject property is located on the north side of LA Hwy 934 (Black Bayou Road) approximately 1,700 feet west of Roddy Road in Council District 11 and zoned Medium Intensity (RM). The application is on behalf of Michael D'Luca by Quality Engineering & Surveying, LLC.

The property is approximately 7.4 acres and the applicant is proposing a major subdivision containing 20 single family residential lots. Lots range from 65 – 80 feet wide with a minimum size of 7,995 square feet. The subdivision will include 0.5 acres of designated park space.

### **STAFF REVIEW COMMENTS**

All elements of the subdivision as per ordinance have been provided and addressed on the plat along with the required notes, labels, setbacks and servitudes as per Paragraph 17-406 of the Subdivision Regulations.

The developer is proposing a sewer treatment plant that will be owned and operated by Ascension Parish. There is not currently public water available at the site, so the developer is proposing a DHH approved well to provide water to the subdivision. All other comments have been addressed by the consultant.

### **ENGINEER REVIEW COMMENTS**

Preliminary Plat:

The Preliminary Plat has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

Drainage impact study:

The drainage impact study has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed by the Engineer Review Agent (ERA)  
Comments are attached.

### **STAFF RECOMMENDATIONS**

The proposed plat meets all guidelines for a major subdivision per current ordinance and should the commission concur with staff's analysis, staff recommends approval provided applicant receives DHH approval for a potable water source.



January 3, 2016

Mr. Jerome Fournier  
Ascension Parish Planning Commission  
P.O. Box 1659  
Gonzales, La 70707

CSRS, INC.  
6767 Perkins Road, Suite 200  
Baton Rouge, Louisiana 70808  
Phone: (225) 769-0546  
Fax: (225) 767-0060

RE: **Black Bayou Estates  
Preliminary Plat Review**

Mr. Fournier:

As the Engineering Review Agency for the Ascension Parish Planning Commission, we have reviewed the Preliminary Plat, Drainage Impact Study, and Traffic Impact Study submitted for the above referenced development for compliance with the Ascension Parish Subdivision Regulations and the Ascension Parish Development Code. Shown below are the comments made to the Consulting Engineer for the project as a result of our review of their submittals, as well as a description of their correction or response made to our comments (**shown in bold print**).

**Preliminary Plat**

1. Add note: "All structures shall be constructed a minimum of one foot above FEMA BFE and top elevation of nearest adjacent sanitary sewer manhole on the sewer collection system servicing the proposed structure." **This has been added to the plat.**
2. A note is required regarding private ownership and maintenance of lake/pond and shoreline and that Ascension Parish does not own or maintain lake/pond and shoreline. **This has been added to the plat.**
3. Show the culvert outfall locations of the proposed ponds. **This has been added to the plat.**
4. Show the sanitary sewer outfall location. **This has been added to the plat.**
5. Ensure any servitudes that are to be revoked are listed as such.
6. Show all existing and proposed servitudes, especially for swales along boundary of site. **This has been added to the plat.**
7. Add specific date to final Preliminary Plat submittal. **This has been added to the plat.**
8. Depict widths of pavement for Black Bayou Rd. and Pondview Rd. **This has been added to the plat.**
9. Note whether the existing contours are based on LIDAR or survey. **This has been added to the plat.**

10. Confirm that the sewer treatment plant is more than 100' from any offsite residences. **Consultant confirmed no existing residences within 100' of proposed treatment plant.**
11. Under 'General Subdivision Information Sewer' note, add to end: "...to be owned and operated by Ascension Parish." **This has been added to the plat.**
12. Under 'General Subdivision Information- Land Characteristics', add "Vacant" to description. **This has been added to the plat.**
13. Add information as to the drainage route to ultimate (named) drainage channel. **This has been added to the plat.**
14. Lots 4-9 do not meet the minimum required square footage area per Table C. **This has been updated on the plat.**
15. Label Melody A. Abbess adjacent property as Lot B-2. **This has been added to the plat.**
16. Label Melissa A. Rachal adjacent property as Lot B-1. **This has been added to the plat.**
17. Label Ascension Parish School Board adjacent property as Lot S-1. **This has been added to the plat.**
18. Under 'General Subdivision Information-Water', list as '*Private Well Site*'. Also, designate area for the location of this utility. **This has been added to the plat.**
19. The proposed ponds have boundaries near the property line of the site. This design will need to be further reviewed during the construction plan submittal phase to ensure erosion will not be problematic and there is adequate spacing between the ponds and the adjacent properties. **Consultant agreed further review will need to take place during the construction plan stage.**
20. Add second sentence to Note 2 under 'Tree and Park Space Standards'. "Trees to be planted prior to issuance of C. O. on first home". **This has been added to the plat.**
21. Add note, "This project is subject to sewer development and traffic impact fees in accordance with Ascension Parish Ordinances." **This has been added to the plat.**
22. The pre-developed watershed map shows the site naturally drains in the south-western direction. Therefore, the proposed weirs should be repositioned to drain in the existing natural flow direction as well. Because this is a unique situation, we recommend removing the weir depictions from the plat as these details will be further reviewed during the construction plan approval phase. However, the plat should show the conceptual routing plan of the primary pond outfalls in order to disclose the intended discharge location. **This has been updated on the plat.**

#### **Drainage Study**

1. Add flow arrows to the pre-developed watershed map. **This has been added to the watershed map.**

2. To maintain consistency with previously submitted drainage studies, SCS Type III, 8.5" (10 year), 9.60" (25 year), 12.60" (100 year), and 24 hours are the methods/design parameters that should be used in the HydroCAD model. Node C1 models a 10-year peak water surface at 8.5', but the 100-year base flood elevation is 8'. In using SCS Type II, a higher shape factor is defaulted which yields greater flow rates. The modeled flow rates are currently too high and need to be lowered to more reasonable rates. **This has been updated in the DIS. See comment #3 regarding flow rates response.**
3. The runoff rates of the onsite pre-developed areas are greater than the post-developed runoff rates. This seems unlikely due to the pre-developed conditions being heavily wooded and the post-developed conditions being residences, streets, and other structures which typically yield higher rates. Adjust input parameters to reduce pre-developed runoff rates to more reasonable estimations. Additionally, adjustments for post-developed conditions may also be needed. **Consultant responded that runoff rates for some drainage areas are higher than other typical drainage areas for the typical flatter areas of Ascension Parish. The ERA agrees with consultant's response for some of the drainage areas, but not all. However, we do not anticipate a significant impact to the preliminary drainage design of the project when corrected. We will continue to work with the consultants regarding drainage input parameters during the more detailed design phase.**
4. The narrative notes pond 2 as having a static water surface at 13' and a top bank at 16'. However, the model and tables note these as 12' and 15'. Revise for consistency. **This has been updated in the DIS.**
5. The FEMA profile for Black Bayou shows a 10 year WSEL at 7'. However, a fixed water surface elevation of 1.87' was used for node L3 modeling Black Bayou. Revise L3 to have a fixed WSEL of 7'. **Consultant added upstream drainage area for the Black Bayou watershed and channel to reflect rise and fall of water surface in project outfall channel.**
6. Although only a very small portion of the site contains elevations less than the 8' base flood elevation, the drainage study must address fill mitigation per Section 17-507.B.3 of the Ascension Parish drainage ordinance. Revise the DIS narrative to include estimations for the amount of storage created, the amount of storage taken away, and note the proposed method for storage creation. **This has been updated in the DIS.**
7. The drainage area for node 5 in pre-developed conditions seems to have increased with the recent changes to the DIS. The total onsite drainage acreage for pre-developed conditions is now 9.63 acres, whereas post-developed only contains 7.4 acres. These areas should be the same in order to properly analyze this sites relative drainage impact. **This has been updated in the DIS and model.**
8. The post-developed watershed map needs to show offsite drainage area boundaries. **This has been updated in the DIS.**

#### Traffic Study

No comments

**Drainage Impact Study Summary:**

Consulting Engineer: William Purser, P.E., Quality Engineering & Surveying, LLC  
Date of Study: November 2016  
Size of Development: 7.4 acres  
Existing Land Use: Heavily wooded, brush  
Receiving Basin: Black Bayou  
FEMA Flood Zone: X & AE  
100-year Flood Elevation: 8.0 ft  
Offsite Drainage Area: 10.45 acres surrounding; 5,465.80 acres Black Bayou upstream  
Fill Mitigation: Fill mitigation is being addressed by roadside ditch and swale improvements.  
Storm Water Mitigation: 2 detention ponds proposed

The Drainage Impact Study substantially conforms to the requirements of the Drainage Impact Study Policy included in the Subdivision Regulations. The Engineering Review Agency has performed a review of the input parameters and results of the submitted drainage calculations for compliance with the Subdivision Regulations and generally accepted practices for storm water hydrologic design. The Engineering Review Agency has not performed a detailed numerical check of the analysis submitted. Upon approval of the preliminary plat, the applicant can proceed with final drainage design in accordance with the concepts submitted in the impact study.

**Traffic Impact Study Summary:**

Consulting Engineer: Vectura  
Date of Study: November 2016  
Number of Proposed Lots: 20  
Peak Hour P.M. Trips: 25  
Study Threshold Level: 0  
Conclusion: No improvements are required.  
Sight Distance Evaluation: Sight distance was evaluated at the current condition and concluded that sight distance will cause no traffic operational problems for this proposed development.

The following items should be considered by the Planning Commission in their analysis of the case:

- The drainage plan and plat show a proposed ditch extending from lot 9 and onto offsite adjacent property to the northwest. A public drainage servitude for this offsite ditch improvement must be obtained during the construction plan review process.

Should you have any questions or comments, please do not hesitate to contact me at (225) 769-0546.

Sincerely,  
Engineer Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E.

CC: Joe Labbé, PLA, CLARB, Quality Engineering & Surveying, LLC









**Description: ~~Silver Oaks PUD~~**

~~Quality Engineering & Surveying, LLC  
(Council District 9)~~

This item was pulled from the agenda prior to the meeting by the engineer.



**Description:** **Lion Copolymer Geismar - REVISION**  
Baton Rouge Land Surveying, Inc.  
(Council District 3)

**ATTACHMENTS:**

| <b>Description</b>                 | <b>Upload Date</b> | <b>Type</b> |
|------------------------------------|--------------------|-------------|
| Lion Copolymer Geismar             | 1/4/2017           | Cover Memo  |
| Lion Copolymer Geismar Prelim Plat | 1/4/2017           | Cover Memo  |

**MAJOR SUBDIVISION FINAL PLAT-REVISION**

**B) Lion Copolymer Geismar Final Plat Revision**

The subject property is located on the south side of LA Hwy. 30 approximately 2,500 feet east of LA Hwy. 73 (Jefferson Hwy.) in Council District 3 and is currently zoned as Medium Industry (MI) and Heavy Industry (HI). The application is on behalf of Lion Copolymer Geismar, LLC by Baton Rouge Land Surveying Inc.

**From a 204.45± acre tract (Tract A-1), eight (8) tracts are being removed:**

1. Tract A-1-A, a 170.8± acre tract is being removed and has public ROW frontage on LA Hwy. 30.
2. Tract A-1-B, a 3.97± acre tract is being removed and has access on a 75' private access servitude to the 50' private access servitude (Avenue E) extending from LA Hwy. 75.
3. Tract A-1-C, a 2.53± acre tract is being removed and has access to the 50' private access servitude (Avenue E) extending from LA Hwy. 75.
4. Tract A-1-D, a 4.89± acre tract is being removed and has public ROW frontage on LA Hwy. 75.
5. Tract A-1-E, a 5.06± acre tract is being removed and has public ROW frontage on LA Hwy. 75.
6. Tract A-1-F, a 14.39± acre tract is being removed and has access to the 100' private access servitude (40<sup>th</sup> Street) extending from LA Hwy. 73.
7. Tract A-1-G, a 1.14± acre tract is being removed and has access to the 100' private access servitude (40<sup>th</sup> Street) extending from LA Hwy. 73.
8. Tract A-1-H, a 1.66± acre tract is being removed and has public ROW frontage on LA Hwy. 75.

A waiver of providing lot frontage on a public street is being requested for the division of tracts in items 2, 3, 6 and 7 listed above. All acreage in parent tract A-1 is zoned HI (Heavy Industry).

**From a 73.16± acre tract (Tract A-2-B), two (2) tracts are being removed:**

1. Tract A-2-B-1, a 67.0± acre tract is being removed and has access to the 100' private access servitude extending from LA Hwy. 30.
2. Tract A-2-B-2, a 6.16± acre tract is being removed and has access to the 30' private access servitude extending to the 100' private access servitude extending from LA Hwy. 30.

A waiver of providing lot frontage on a public street is being requested for the division of tracts in items 1 and 2 listed above. A small portion of the acreage in parent tract A-2-B is zoned MI (Medium Industry) with the remainder zoned HI (Heavy Industry).

**From a 41.86± acre tract (Tract A-3), one (1) tract is being removed:**

1. Tract A-3-A, a 39.35± acre tract is being removed and has access to the 75' private access servitude extending from LA Hwy. 30.

A waiver of providing lot frontage on a public street is being requested for the division of the tract in item 1 listed above. A portion of the acreage in parent tract A-3 is zoned MI (Medium Industry) with the remainder zoned HI (Heavy Industry).

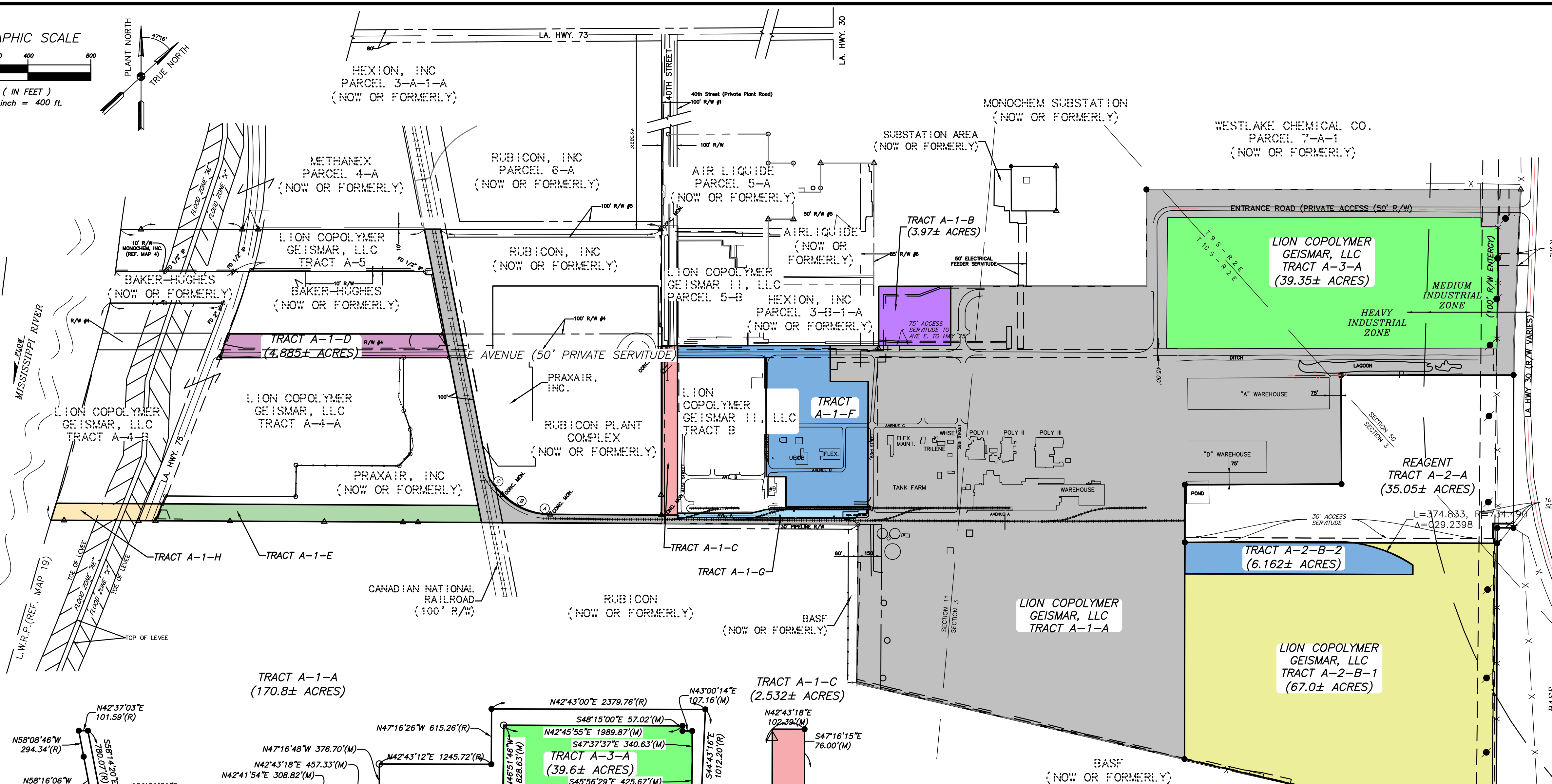
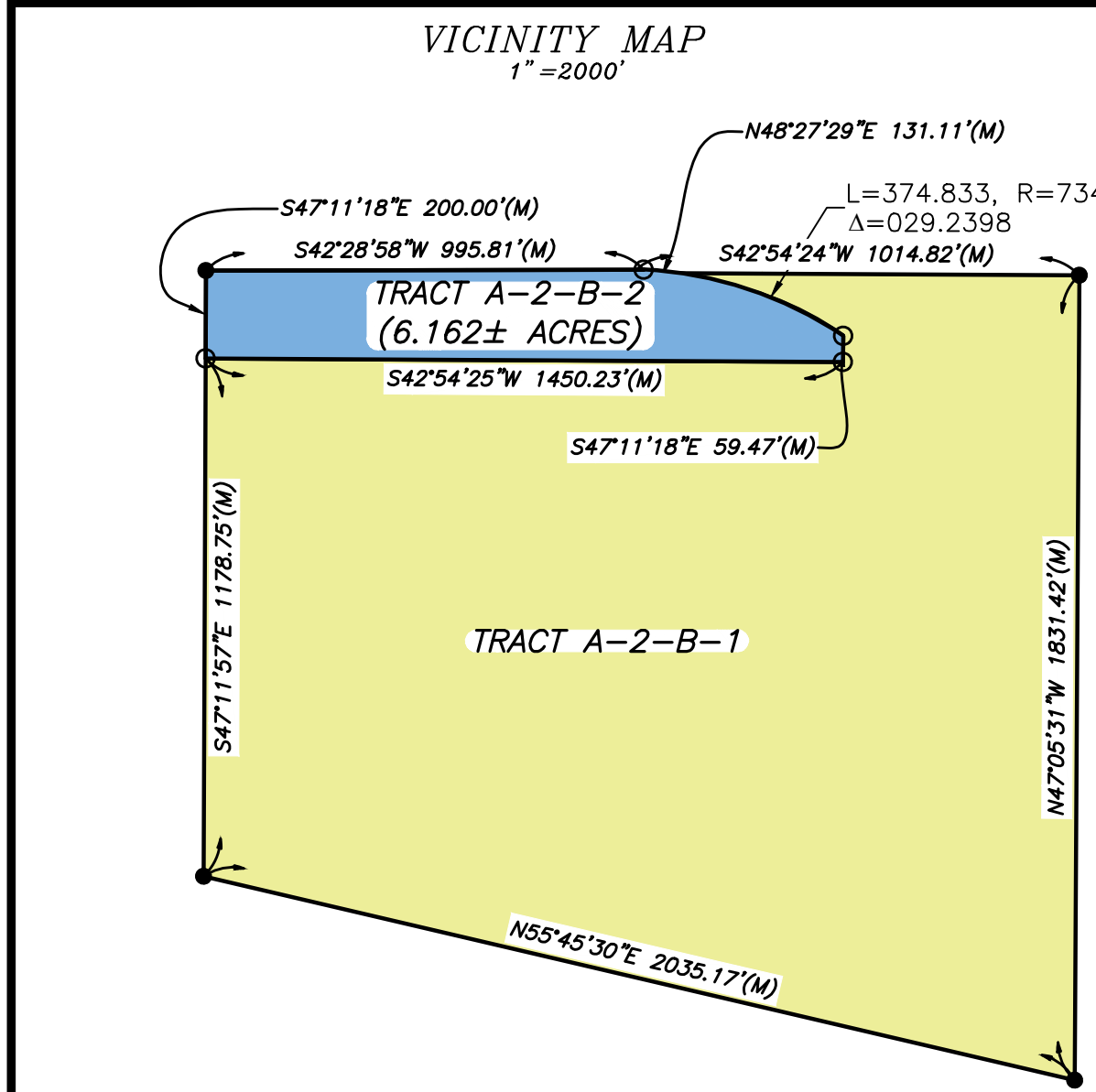
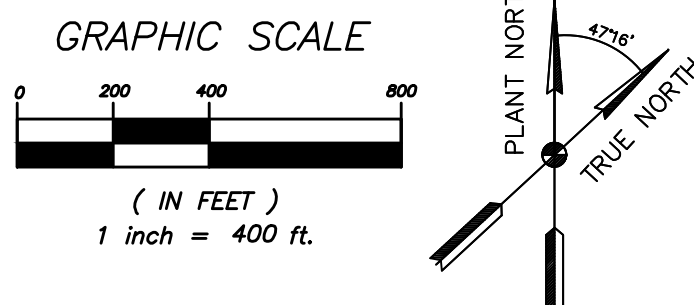
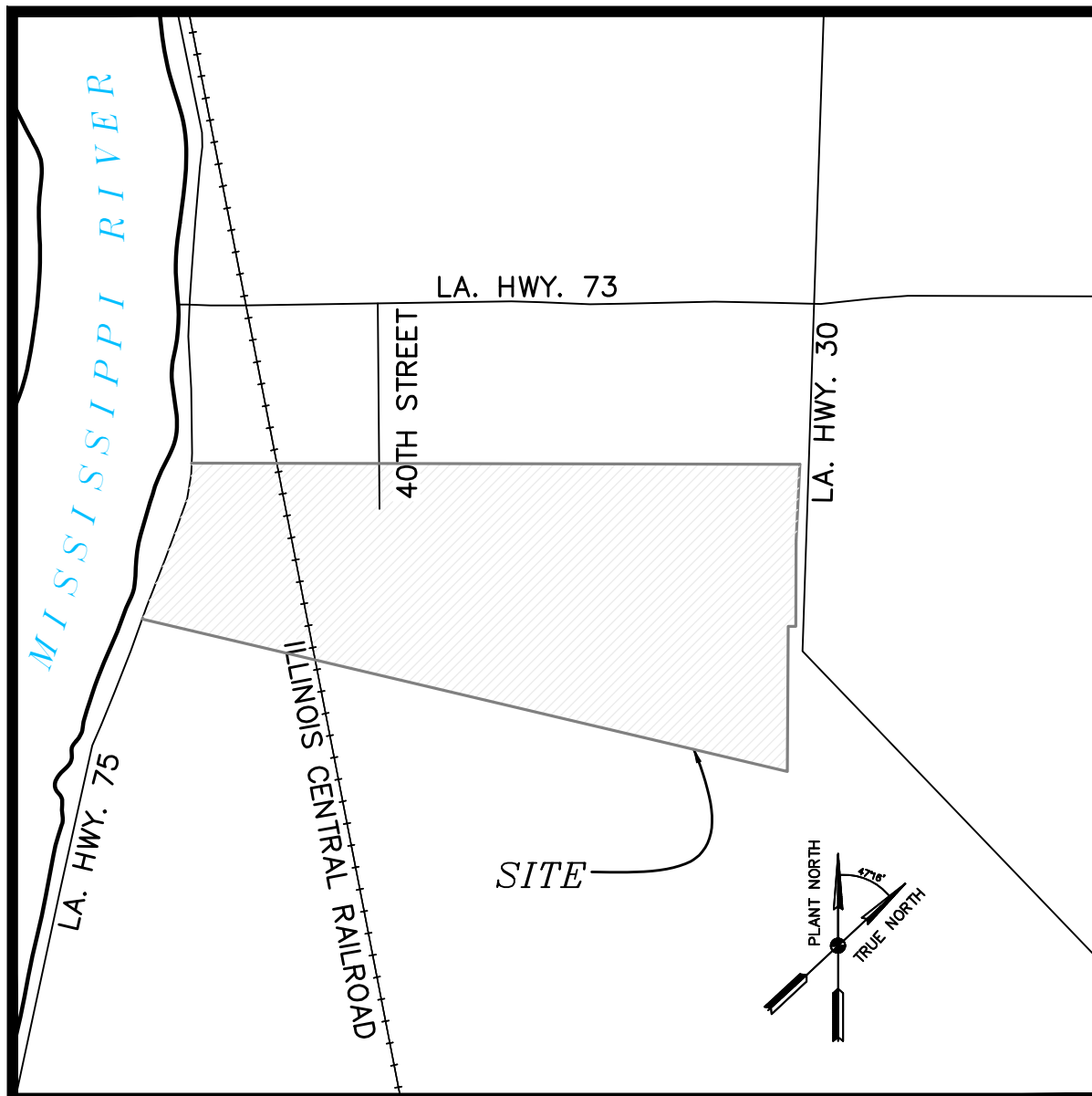
**STAFF REVIEW COMMENTS**

- a) Clearly show all Rights of Way and Access Servitudes on map. **Plat has been corrected.**
- b) Show Instrument No. 798493 for Reference No. 1. **Plat has been corrected.**
- c) Add the Subdivision of Tract A-2 from August 5, 2013 and Instrument No. 832013 as a reference. **Plat has been corrected.**
- d) Add information on Certification under item 'S', Land Surveyor Certification contained on Plat Review Submittal Checklist. **Plat has been corrected.**
- e) Tract A-3-A is not detailed or dimensioned with bearings. **Plat has been corrected.**
- f) Denote block and list "Waiver Requested" – Subdividing Lots Not Upon a Public ROW", on map. **Plat has been corrected.**

**STAFF RECOMMENDATIONS**

Staff has reviewed this application and recommends approval of the request for waiver and the subdivision of these tracts. All facilities and tracts contained within this property contain servitude(s) of access and asphalt paved roads maintained by the industrial companies that they serve. Should the Planning Commission agree with the Staff's assessment, Staff recommends approval.





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**GENERAL NOTES:**

CERTIFICATION DOES NOT EXTEND TO ANY OTHER PARTY NOR IS THIS PLAT TO BE COPIED OR DISTRIBUTED WITHOUT WRITTEN PERMISSION OF THE LAND SURVEYOR.

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL INFORMATION ONLY. NO DETERMINATION REGARDING POSSESSORY RIGHTS IS MADE BY THE LAND SURVEYOR.

WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.

WHERE FOUND, THE SURFACE FEATURES OF UNDERGROUND AND/OR OTHER NON-VISIBLE UTILITIES ARE SHOWN. THE ACTUAL NON-VISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF THE UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE ON THE ACCURACY OF SUCH LOCATION SHOWN HEREON.

**BASED BEARING:**

BEARINGS ARE TRUE BASED ON GPS OBSERVATIONS OF PLANT GRID MONUMENTS:  
 1) N: 4141.06 2) N: 4141.06  
 E: 2945.20 E: 3994.56  
 3) N:1084.01 4) N: 1034.01  
 E: 3956.00 E: 2709.59

**FLOOD ZONE INFORMATION:**

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 220005C0100E, DATED AUGUST 16, 2007. THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" AND "X" (BASE FLOOD ELEVATIONS DETERMINED. ELEV. = 36FT.; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE LOCAL FLOOD PLAN MANAGER PRIOR TO ANY CONSTRUCTION.

**REFERENCE MAPS:**

- MAP SHOWING SUBDIVISION OF TRACT A-4 INTO A-4-A & A-4-B LOCATED IN SECTION 11 T105-R2E SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, GEISMAR, ASCENSION PARISH, LA FOR RENEWABLE ENERGY GROUP DATED 5-3-2016. INSTRUMENT NO. 00912933
- MAP SHOWING SUBDIVISION OF TRACT A-2 INTO TRACTS A-2-A- AND A-2-B LOCATED IN SECTION 50, T95-R2E AND SECTION 4, T105-R2E, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR REAGENT CHEMICAL DATED 10/5/2013. INSTRUMENT NO. 832013
- MAP SHOWING SUBDIVISION OF TRACT A INTO TRACTS A-1, A-2, A-3, A-4 AND A-5 LOCATED IN SECTIONS 3 & 11, T105-R2E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR LION COPOLYMER GEISMAR, LLC BY GERALD W. MIDDLETON, JR., P.L.S. DATED APRIL 18, 2012. REVISED MAY 16, 2012. INSTRUMENT NO 798493
- MAP SHOWING TRACTS A, B, C, D, E & F OF THE RUBICON PLANT COMPLEX CONTAINING 81.430 ACRES LOCATED IN SECTION 11, T105-R2E, ASCENSION PARISH, LOUISIANA BY GERALD W. MIDDLETON, JR., P.L.S. DATED JUNE 14, 1999. REVISED TRACTS A & B NOVEMBER 05, 1999.
- MAP SHOWING SURVEY OF A 42.215 ACRE TRACT, BEING A PORTION OF UNIROYAL, INC. PROPERTY LOCATED IN SECTION 11, T105-R2E, ASCENSION PARISH, LOUISIANA BY JAMES M. THERIOT, P.L.S. DATED OCTOBER 21, 1982.
- MISSISSIPPI RIVER, HYDROGRAPHIC SURVEY 2013, BLACK HAWK LA, TO HEAD OF PASSES, LA ALSO SOUTHWEST, SOUTH AND PASS A LOUÏRE. U.S. ARMY ENGINEER DISTRICT, NEW ORLEANS. CORPS OF ENGINEERS, SHEET 35.

**LEGEND (N.T.S.)**

|                        |                      |
|------------------------|----------------------|
| ● 1/2" IRON PIPE FOUND | ○ TELEPHONE PEDESTAL |
| ○ FOUND MONUMENT       | ○ POWER POLE         |
| ○ 1/4" IRON PIPE SET   | ○ COMBINATION POLE   |
| ○ PUBLISHED MONUMENT   | ○ FIBER OPTIC MARKER |
| ○ TREE                 | ○ PIPELINE VIEW      |
| ○ SIGN                 | ○ PIPELINE VIEW      |
| ○ IRON LINE            | ○ OLD MARKER         |
| ○ IRON MONUMENT        | ○ OLD MARKER         |

|           |                              |
|-----------|------------------------------|
| —         | PROPERTY LINE                |
| - - -     | ADJACENT PROPERTY LINE       |
| - · - · - | FENCELINE                    |
| - · - · - | UNDERGROUND GAS LINE         |
| - · - · - | DRAINAGE STRUCTURE           |
| - · - · - | ROAD EDGE                    |
| - · - · - | PIPELINE EXTENTS             |
| - · - · - | OVERHEAD TELEPHONE LINE      |
| - · - · - | RAILROAD TRACKS              |
| - · - · - | EDGE OF CONCRETE             |
| - · - · - | LEVEE TOE                    |
| - · - · - | UNDERGROUND FIBER OPTIC LINE |
| - · - · - | OVERHEAD POWER LINE          |
| - · - · - | EDGE OF SHOULDER             |
| - · - · - | BIERLINE                     |
| - · - · - | RECORD PROPERTY LINE         |
| - · - · - | MEASURED PROPERTY LINE       |

**DEDICATION:**  
 THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

**SEWAGE DISPOSAL:**  
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

BY: PHILIP SPILLANE, PLANT MANAGER  
 LION COPOLYMER GEISMAR, LLC

WAIVER REQUESTED - SUBDIVIDING LOTS NOT UPON A PUBLIC ROW  
**APPROVED:**

BY: \_\_\_\_\_  
 ASCENSION PARISH PLANNING COMMISSION

DATE: \_\_\_\_\_

FILE NO.: \_\_\_\_\_

MAP SHOWING SUBDIVISION OF TRACT A-1, A-2-B AND A-3 INTO TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-1-E, A-1-F, A-1-G, A-1-H, A-2-B-1, A-2-B-2 & A-3-A LOCATED IN SECTION 50, T95-R2E AND SECTIONS 3 & 11 T105-R2E SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR LION COPOLYMER GEISMAR, LLC



**CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH LAPELS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.  
 AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA RS 33:5051.

|                      |  |
|----------------------|--|
| SHEET NUMBER         | 1  |
| SUBDIVISION OF LAND  | TRACT A-1 AND A-3                                    |
|                      | INTO A-1-A AND A-1-B AND A-3-A                       |
| DESIGNED/CRR         |  |
| CHECKED/GWM          |  |
| DRAWN                |  |
| DATE                 | 12/05/2016   |
| SCALE                | VARIABLE   |
| ATTENTION:           | THIS BAR - 1 INCH ON ADJUST SCALE REPRESENTS 1 INCH. |
| REVISION DESCRIPTION |  |
| NO.                  | DATE   |