



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

Planning Commission
January 13, 2016 - 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**
- 7. Minutes**
 - (A) **Approval or Denial of the Minutes of the December 9, 2015 Planning Commission Minutes**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Ellen Dixon Property - Lot 7 (Phillip Lind)
 - (B) **Affidavit of Mortgage Declaration**
Terry P. Laiche Property
 - 1) Terry P. Laiche, Jr
 - 2) Lois S. Laiche
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Rayford Nickens Property - Lots 4C2-A and 4C2-B**
Earles and Associates, LLC
(Council District 5)
 - (B) **Tanner Property - Lots C-2-A and C-2-B**
McLin Taylor, Inc.
(Council District 10)
- 10. Public Hearing to Approve or Deny the Following Preliminary Plats:**
 - (A) **Grand Oaks**

Quality Engineering & Surveying, LLC
(Council District 3)

- (B) **Ascension Commerce Center - 5th Phase & 6th Phase**
Quality Engineering & Surveying, LLC
(Council District 3)

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

- (A) **Germany Oaks Subdivision**
~~Quality Engineering & Surveying, LLC
(Council District 11)~~
This item was pulled from the agenda prior to meeting by the engineer.
- (B) **River Landing Second Filing**
~~Quality Engineering & Surveying, LLC
(Council District 5)~~
This item was pulled from the agenda prior to the meeting by the engineer.
- (C) **Woodland Manor First Filing**
~~Quality Engineering & Surveying, LLC
(Council District 10)~~
This item was pulled from the agenda prior to meeting by the engineer.
- (D) **Dutchtown Meadows**
~~MR Engineering & Surveying, LLC
(Council District 8)~~
This item was pulled from the agenda prior to the meeting by the engineer.

12. Ordinances - Public Hearing to Recommend Approval or Denial to the Parish Council Amendments to the Ascension Parish Unified Land Development Code

- (A) **Ordinance SR16-2: Revisions to the Subdivision Regulations in the Unified Land Development Code - Section 17-405.1 Preliminary Plat Procedure, Section 17-408 Procedure for Construction and Section 17-409 Construction**

13. Staff Report

- (A) **For Discussion - Ordinance SR 16-1: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Cul-de-sac and T-turnaround requirements**

14. Engineering Staff Report

15. Adjourn

The below minutes 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 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
Planning Commission
December 9, 2015

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, December 9, 2015 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting Called to Order

Meeting was called to order by Chairman Jackie Callender.

II. Roll Call of Members

The following members were present:

Morrie Bishop, Gasper Chifici, Jackie Callender, Donald Songy, Matthew Pryor, Joshua Ory,

The following members were absent:

Robert Burgess

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development

Cody Martin – Legal Counsel

Ricky Compton – Director, Planning and Development

Ben Moran – Planner, Planning and Development

Lance Brock – Zoning Official

Rhonda Braud – Engineer

Bob Turner – Engineer

V. Chairman's Comments

Mr. Callender announced this would be his last meeting as chairman.

He expressed Ascension is changing with leaps and bounds and citizens need to be well informed, well armed to understand with those changes require changes in legislation, changes in funding.

VI. Minutes

A) Approval or Denial of the Minutes of the November 12, 2015 Planning Commission Minutes

Commission Action: Moved by Mr. Gasper Chifici, seconded by Mr. Donald Songy and unanimously adopted, to approve the November 12, 2015 Planning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

Bone and Joint Properties, LLC – Lots 4-5A-1-B and 4-5A-1-C

B) Affidavit of Mortgage Declaration

George Waguespack Property

- 1) Lot B-4-A (William Wade Patrick)
- 2) Lot B-4-B (Joanic W. Prejean)

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifichi, seconded by Mr. Joshua Ory and unanimously adopted, to approve the consent agenda.

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

A) Hardy J. Kelley Property – Lots A2A-3-A-1 & A2A-3-A-2

The subject property is located on Hardy Lane off of Hwy 933 in Council District 5 and is zoned Rural (R). The application is on behalf of Doris Kelley by Earles and Associates, LLC.

The owner is proposing a Family Partition of a Lot A2A-3-A into Lots A2A-3-A-1 (10.276 acres) and A2A-3-A-2 (1.797 acres). The applicant will retain Lot A2A-3-A-1 and transfer A2A-3-A-2 to her granddaughter. Both lots are accessed by Hardy Lane, an existing 60 foot private servitude of passage.

STAFF REVIEW COMMENTS

All existing users of Hardy Lane are required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of Hardy Lane signing the plat.

Mr. James Falgout with Earles and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Matthew Pryor and unanimously adopted, to approve this family partition contingent on all existing users of Hardy Lane signing the plat.

It was moved by Mr. Joshua Ory, seconded by Mr. Donald Songy and unanimously adopted, to move agenda item 10(A) and 11(A) together in agenda item order to be heard back to back.

IX. Public Hearing to Approve or Deny the Following Preliminary Subdivision Plats:

A) Talon Drive (50' P.A.S.) and Cason Drive (50' P.A.S.) Phase 2

The subject property is located on LA Hwy 30 approximately 1 mile west of LA Hwy 73 in Council District 3 and zoned Light Industrial (LI). The application is on behalf of Gose-Allen, LLC by MR Engineering and Surveying, LLC.

The preliminary plat was approved on December 10, 2014 to create Carson Drive and Talon Drive as private streets.

This preliminary plat is to extend both streets.

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

Department of Engineering Comments:

The drainage impact study has been reviewed and approved by the Department of Engineering. A copy of the letter granting approval is attached.

No traffic impact study was submitted with this application.

STAFF RECOMMENDATIONS

At this time there is approximately 1000' of road frontage and approval of this plat would allow for the construction of an additional 1500'.

With the minimum road frontage requirement for lots being 100', this would allow for 25 lots to be created by the simple division process - which does not require a traffic impact study.

Therefore staff cannot recommend approval until a traffic impact study has been submitted and reviewed.

Mr. Mickey Robertson with MR Engineering & Surveying, LLC presented this preliminary subdivision plat.

Mr. Robertson stated they have agreed to only developing five (5) lots before providing a traffic study. This will be placed on the preliminary as well as the final plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Gasper Chifci, seconded by Mr. Morrie Bishop and unanimously adopted, to accept this preliminary plat as stipulated that only five (5) lots will be developed at this time.

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

A) Talon Drive (50' P.A.S.) and Carson Drive (50' P.A.S.) Phase 1

The subject property is located on LA Hwy 30 approximately 1 mile west of LA Hwy 73 in Council District 3 and zoned Light Industrial (LI). The application is on behalf of Gose-Allen, LLC by MR Engineering and Surveying, LLC.

The preliminary plat was approved on December 10, 2014 to create Carson Drive and Talon Drive as private streets.

The applicant is requesting approval of the final plat.

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

Department of Engineering Comments:

As-built drawings have not yet been reviewed and approved.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon approval of the as-built drawings

Mr. Mickey Robertson with MR Engineering & Surveying, LLC presented this final subdivision plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this final subdivision plat as presented.

XI. Public Hearing to Approve or Deny the Following Preliminary Subdivision Plats:

B) Stoney Point Estates

The subject property is located on the west side of LA Hwy 73 approximately 715 feet south of LA Hwy 429 in Council District 3 and is zoned Conservation (C). The application is on behalf of Stoney Point Estates, LLC by MR Engineering and Surveying, LLC.

The property is 126.5 acres and the applicant is proposing a major subdivision containing 120 single family residential lots. Lots range from 90 – 175 feet wide with a minimum size of 19,800 square feet. The subdivision will include 2.4 acres of designated park space.

STAFF REVIEW COMMENTS

All plat review comments have been addressed.

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

The drainage impact study has been reviewed by the Department of Engineering. Comments are attached.

Traffic impact study:

The traffic impact study has been approved. All improvements warranted by the traffic impact study must be constructed. A copy of the letter granting approval is attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision and the Department of Engineering has approved the traffic impact study.

Without the approval of the drainage impact study staff cannot recommend approval at this time.

Mr. Mickey Robertson with MR Engineering & Surveying, LLC presented this preliminary subdivision plat.

Public hearing was opened.

The following spoke:

- 1- Kenny Andrus – neither for or against development

Public hearing was closed.

Commission Action: Moved by Gasper Chifici, seconded by Mr. Matthew Pryor and unanimously adopted, to approve this preliminary subdivision plat contingent on the drainage impact study being approved by engineering.

C) Ascension Commerce Center – 5th Phase & 6th Phase

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 LIG 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.

The applicant is requesting variances to:

1. 17-4020 E, G, H, I – block length standards, pedestrian system, park and tree requirements – as the lots will never be allowed to have a residential use.
2. 17-5012.A.1 – prohibits open ditches along streets – will require approval of Drainage Director, Director of Public works and the Director of Planning and Development
3. 17-4034 – 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

STAFF REVIEW COMMENTS

Planning department outstanding comments:

1. All pole locations must be surveyed and shown on the plat. Per legal counsel, no poles will be allowed in the ROW. Also, documentation must be provided that shows that Entergy is aware of and does not object to the overlap. We are hoping to discuss this comment with Planning. Just want to confirm on this as the two previous sections of Industrial Drive roadway construction have included power poles within the right-of-way +/- 5 ft. The road base (approx. 5 ft of compacted embankment,

2. +35' wide) for the Industrial Drive extension has been in-place for several years and we have made every effort to set the proposed roadway alignment in such a way that the majority of the power poles are located just outside of the proposed R/W. However, there are 9 poles on the western side (near Hwy 73) and one near the Industrial Drive tie-in that are located +/-2ft within the proposed R/W. Even though it's only a 5 ft relocation, the cost to relocate the power poles is estimated at approximately \$10,000 ea. In the proposed segment of roadway, the Developer intends to hang street lighting from the existing power poles and that would be logical as opposed to having two sets of poles along the length of the road. The Parish Ordinance does seem to allow for street lighting to be located within the street R/W (see attached Ascension Parish Subdivision Regulations Sec. 17-4048 and 17-4049) and allows for the Parish to waive location requirements. Please confirm that this will be acceptable to the Parish and will allow the existing poles to remain as is.
3. Were lots 1-8 on Industrial Drive accounted for in the TIS? They must be added to it if not.
The final plat for Lots 1-8 was previously approved by the Parish. Those lots are included in the TIS as existing traffic. Only lots included in the proposed 345 acre subdivision were included in the TIS analysis.
4. Is the width of Industrial Drive at Hwy 73 and at Hwy 30 wide enough to include exclusive left and right turn lanes warranted by the TIS? *See attached exhibits provided by engineer*

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

The drainage impact study has been reviewed by the Department of Engineering and comments are attached.

Traffic impact study:

The traffic impact study has been reviewed and revised. Comments regarding both the original and the revised study are attached and have been sent to the engineer.

STAFF RECOMMENDATIONS

With the exception of the variances that are being requested, the proposed plat meets all guidelines for a major subdivision. However without approval from the Department of Engineering regarding both the traffic and drainage impact studies, staff cannot recommend approval at this time.

Mr. Deric Murphy with Quality Engineering & Surveying, LLC requested this preliminary subdivision plat be deferred to the next regularly scheduled Planning Commission meeting.

Commission Action: Moved by Mr. Gasper Chiffici, seconded by Mr. Morrie Bishop and unanimously adopted, to defer Ascension Commerce Center – 5th Phase & 6th Phase preliminary plat to the next regularly scheduled Planning Commission meeting.

D) Belle Savanne

The subject property is located on Hwy 73 approximately 2,800 feet North of Hwy 74 in Council District 8 and is zoned Medium Intensity (RM). The application is on behalf of Engquist-Level Development, LLC by Quality Engineering & Surveying, LLC.

The property is 104.8 acres and the applicant is proposing a major subdivision containing 285 single family residential lots. Lots range from 53 – 80 feet wide with a minimum

size of 6,625 square feet. The subdivision will include 5.7 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

1. Does the applicant own the property where the new entrance is shown? (The distance of 50' off of the common property line on each side is part of the overall purchase agreement to allow for access.)
What is depicted on the Preliminary Plat does not represent 50' off of the property line on each side – please explain. As depicted, is the proposed connection to Hwy 73 a separate tract, or is it a part of the 1st phase of development (the line work is unclear)? Why is there such an awkward angle between the proposed connection and phase 1? By removing 50' from Tract B and B-1-A, they will need to be re-labeled and surveyed prior to the Final Plat being signed.
2. Is it still the plan to connect Belle Reserve Avenue to Hwy 73 and to Bluff road, thereby serving as a traffic relief road for C. Braud Rd.? Is it also still the plan for this to be a 2-lane, undivided section with 48 lots directly accessing this road with driveways? What are the plans for the connections to be constructed? Timing?
3. If 30 mph is the posted speed of Belle Reserve Ave. (the typical speed is 25mph through a residential subdivision) and 7,273 average daily trips are projected based on your traffic study, this road is being constructed as an F-rated road as per the Transportation Research Board, Highway Capacity Manual. Is this correct? HCS for a Class III Roadway (local or connector that provides connectivity to major routes where motorists expect to travel at lower speeds) for the PM peak (critical peak) indicates a volume/capacity (v/c) ratio of 0.3 and an LOS D. This is based off a 30 mph speed. A copy of this analysis is attached.
4. The traffic impact study states the need for:
 - a. Addition of a northbound right turn lane and a southbound left turn lane on Bluff Road where Belle Savanne will eventually reach it
 - b. addition of a southbound right turn lane on LA 73, restriping for a northbound exclusive left turn lane on LA 73, signalization at LA 73
 - c. Exclusive right and left turn lanes on both the east bound approach of Belle Savanne at Bluff and the west bound approach of Belle Savanne at 73Is it correct that none of this is the responsibility of the developer of this project?
Yes. The improvements at Bluff road will be implemented by DOTD. The improvements to LA 73 will be implemented by DOTD or others.
5. The traffic study talks about the access at the south west corner of the property but there is no conclusive statement about the impact of this entrance. Why is it not shown? Will this not be a temporary signal as discussed at our previous meetings about this project? Are there any traffic improvements required based on this entrance?
6. The sewer treatment plant is outside of the 1st phase. Is it meant to be built within the 1st phase? (Yes, we wanted to keep the phase 1 boundary out of the wetlands but the STP will be included in the 1st phase.) How is it accessed? How does it get power?

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

The drainage impact study has been reviewed by the Department of Engineering. Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed and comments sent to the engineer. Comments are attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision; however, the traffic study and the proposed plat are in direct contradiction with one another. If the traffic study is correct, we object to Belle Reserve Avenue being constructed as a 2-lane undivided roadway with 48 driveways having direct access to a road carrying that many trips. If the traffic study is incorrect, we cannot make a recommendation at this time, because we do not know what the implications truly are. Additionally, without the approval of the drainage impact study staff cannot recommend approval at this time.

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

Mr. Nick Ferlito with Neel Schaffer, Inc. was also present to explain traffic for this development.

Public hearing was opened.

The following spoke:

- 1 – Anthony Bridges - neither for or against development
- 2 – Timothy Pape - neither for or against development
- 3 – Ray Dickey - neither for or against development
- 4 – David Widenski - neither for or against development
- 5 – Greg Fulcher - neither for or against development
- 6 – Sandra Aucoin - neither for or against development

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Gasper Chifici and unanimously adopted, to approve this preliminary subdivision plat contingent on a) drainage impact study being approved by engineering; b) Phase 3 not being developed until the connector road to Bluff Road is constructed; c) grant variance to the typical street section for Belle Reserve Avenue between Belle Reine Drive and Belle Savanne Avenue.

E) Oak Lake

The subject property is located on the west side of LA Hwy 44 south of I-10 in Council District 8 and is zoned Medium Intensity (RM). The application is on behalf of Guy Schexnaydre by Quality Engineering & Surveying, LLC.

The property is 54.8 acres and the applicant is proposing a major subdivision containing 163 single family residential lots. Lots range from 53 – 75 feet wide with a minimum size of 6,625 square feet. The subdivision will include 3.3 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

Does the TIS include a second option for the entrance in case the roundabout is not built or is not built before this project? We will recommend that the front half (88 lots) can be constructed before the roundabout, but the remainder of the lots cannot be created until the roundabout is complete. (The TIS provided turn lane requirements if the roundabout was not constructed. See the last paragraph of the Executive Summary.) Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

The drainage impact study has been reviewed by the Department of Engineering. Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed and comments sent to the engineer. Comments are attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision. However without approval of the traffic and drainage impact studies, staff cannot recommend approval at this time.

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

Public hearing was opened.

The following spoke:

- 1 – Peggy Martin – against development
- 2 – Bobby Schexnayder – neither for or against development
- 3 – Jerry Satterlee – against development

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this preliminary subdivision plat contingent on a) a round-about be already constructed or a turn lane be required by the time the second phase, final plat is proposed ; b) the drainage impact study being approved by Engineering.

XII. Public Hearing to Approve or Deny the Following Overlay Zone Site Plan Review:

A) Bocage Plantation for LeReve Bocage, LLC – Amend the Site Plan

Pre-Development Meeting for Historic Site Overlay Zone Plan

The property is located at 39050 LA Highway 942 (River Road) to amend the previously approved site plan approved January 12, 2011 to relocate and reduce the size of the proposed reception hall. LeReve Bocage, LLC is requesting a site plan review as required by the Ascension Parish Unified Land Development Code (LDC) Section 17-2033.

Mr. Michael Petty with Reich Associates presented this amendment to site plan for historic site overlay zone. (*See Attachment A*)

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Donald Songy and unanimously adopted, to approve this amendment to historic site overlay zone plan as presented.

XIII. Staff Report

No report.

XIV. Engineer Staff Report

A) Mrs. Rhonda Braud gave the following report status on subdivisions:

500 lots in bond
1185 in infrastructure
1051 under review
1700 with preliminary review
250 somewhat proposed
Total: Approximately 4,751 lots

B) For consideration - The proposal of the Parish using pre-approved traffic engineering firms and testing lab procedures who conduct traffic studies as required in connection with proposed developments, with such studies or tests to be paid for by the developer.

Mrs. Rhonda Braud expressed based on recent history, over 4,000 subdivision lots were approved in the last five years. This produces over 40,000 vehicle trips per day on the parish roads that have also impacted the Parish's sewer, drainage and school systems. She said Ascension Parish Government utilizes its resources as effectively as possible. She stated they work with the developers and contractors to ensure timely review, inspection and approval of these subdivision submittals. She expressed on at least two recent occasions the Parish had requested additional review and testing of a road and sewer system to verify proper installation before the subdivision could be placed under bond and therefore accepted in the parish road system. On some occasions she said they have had difficulty enforcing the assurance of proper installation. Once the bond is expired and the system is accepted, the Parish takes ownership for any maintenance and repairs, which could be costly to the Parish. Mrs. Braud said it is her opinion that the Parish should not have to request such tests. She said they should have the authority to mandate them at their direction. In other words, the Parish should be able to require that samples be taken where they choose based on the concerns of proper installation. Similarly, the Parish should be able to mandate the traffic analysis be

completed at the Parish's direction, which will be done often at a corridor level instead of a subdivision level.

Mr. Bob Turner briefed the Commission on traffic impacts as a result of increased development. He stated:

"As all of us are aware, in the last several years, Ascension Parish has been one of the most rapidly developing Parishes in the State and even in the Nation. As a result of this increased level of development, we have become concerned about the cumulative effect of the increase of traffic on our Parish road systems. While a single subdivision may not generate a large amount of traffic, several new subdivisions will add a significant volume of traffic on a road system that may not be able to safely accommodate the increase. The last five (5) years added over 40,000 vehicles per day.

In order to assure that we can properly evaluate the effect of new developments, we need to know the volume of additional potential traffic that would be on the streets in the next few years. Currently, traffic impact studies deal with traffic volumes either from the LADOTD website which can be as much as three (3) years out of date or from tube counts taken for a particular location. Either way, the traffic volumes usually doesn't include the potential traffic from nearby developments that have been approved but have not yet reached full development build out.

Clearly one single development is not responsible for this congestion so we need to evaluate several traffic corridors that are experiencing much of the growth in the Parish. These corridors include LA 44(south of I-10 and north of Airline Highway), LA 22, LA 73, LA 74, LA 30, LA 621, LA 427, LA 928 and LA 431 (or any road that is classified as an arterial or collector in the Major Street Plan). Upon the completion of construction of LA 42, we expect to see increase development in that corridor.

In order to address this increasing problem, we request the Planning Commission recommend to the Parish Council for the Parish to contract with one or more traffic engineering firms to study these corridors for existing traffic volumes, approved developments, for pending developments and for areas of potential developments and make detail recommendations for transportation improvements that would minimize existing and future congestion. Funding of these recommended improvements would be a matter of discussion for the Planning Commission and the Parish Council."

Commission Action: Moved by Mr. Matthew Pryor, seconded by Mr. Gasper Chifichi and unanimously adopted, to send a resolution to the Parish Council recommending the Parish to contract with one or more traffic engineering firms to study these corridors for existing traffic volumes, approved developments, for pending developments and for areas of potential developments and make detail recommendations for transportation improvements that would minimize existing and future congestion as requested by Engineering.

Commission Action: Moved by Mr. Donald Songy, seconded by Mr. Gasper Chifici and unanimously adopted, to hold a public hearing at the next regularly scheduled Planning Commission meeting to revise the Ascension Parish Unified Land Development Code to require that the engineering firms that do the traffic studies work for the Parish and the developers pay for that study instead of them hiring their own.

XV. Adjourn

Moved by Mr. Morrie Bishop, seconded by Mr. Joshua Ory and unanimously adopted, meeting adjourned at 8:34 p.m.

Jackie Callender, Chairman

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



January 13, 2016

A) **Ellen Dixon Property – Lot 7 (Phillip Lind)**
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



Tommy Martinez
Parish President

December 3, 2015

United Community Bank
PO Box 248
Raceland, LA 70394

RE: Application to Subdivide Lot 1 – Phillip Lind

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 7 for Phillip Lind (Shady Oaks MHP, LLC 37242 LakeShore Ave. Prairieville, LA 70769) 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 6, 2016 or can appear at a public hearing on January 13, 2016 at 6pm to hear the proposed subdivision and be given the opportunity to influence 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,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

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PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

PHILLIP AND SHELIA LIND (SHADY OAKS MHP LLC)

- Account number or Reference number

8114520

- Borrower's municipal address

37242 LAKE SHORE AV PRAIRIEVILLE LA 70769

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

43256 MOODY DIXON RD PRAIRIEVILLE LA 70769

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

- Name of Subdivision in which the property is located

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

SEC 13, T 8 S - R 3 E 16.1 ACRES

(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
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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 1st day of December, 2015

WITNESS:

Paula McCullough

Printed Name: Paula McCullough

APPLICANT:

Phillip Lind

Printed Name: PHILLIP LIND

TERRI F. BORDE

NOTARY

TERRI BORDE

Printed Name:

FERRI F. BORDE

Notary # 015497

Commissioned for Life



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



January 13, 2016

- B) Terry P. Laiche Property**
1) Terry P. Laiche, Jr – Lot E-1-A
2) Lois S. Laiche – Lot E-2-A
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.

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PLANNING DEPARTMENT



Tommy Martinez
Parish President

December 18, 2015

United Community Bank
12328 Hwy 44
Gonzales, LA 70737

RE: Application to Subdivide E-1-A – Terry P Laiche, Jr

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 E-1-A for Terry P Laiche, Jr (47286 Laurel Ridge Rd. Ext. St. Amant, LA 70774) 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 6, 2016 or can appear at a public hearing on January 13 at 6pm to hear the proposed subdivision and be given the opportunity to influence 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,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

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, Terry P. Laide Jr. who, avers that he/she is the legal owner of 47282 Laurel Ridge (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

- 1) 7 Applicant avers that the above described property is not encumbered by any mortgage or lien.
- 2) TPL 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)	_____	_____
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)

United Community Bank

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

12328 Hwy 44 Gonzales LA 70737

P.O. Box 248 Raceland LA 70394-0248

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Terry Plachege and Kristie S. Lauche
- Account number or Reference number
8128643
- Borrower's municipal address
47286 Laurel Ridge Rd Ext St. Amant
- Municipal address of the property (if different from the Borrower's address)
47282 Laurel Ridge Rd Ext. St. Amant
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
Lot E-1-A
- Name of Subdivision in which the property is located
N/A
- Township, Range, Section Number and Acreage (if appropriate) of the property
9.081 acres (4 acs)

(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 10 day of November, 2015

WITNESS:

[Signature]
Printed Name: Robin Melancon

APPLICANT:

[Signature]
Printed Name: Terry P. Laiche Jr.

NOTARY

[Signature]
Printed Name:

32596
Notary # or La. Bar #

DONNA SHEETS
NOTARY PUBLIC #32596
ASCENSION PARISH, LA
MY COMMISSION IS FOR LIFE

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

December 18, 2015

United Community Bank
12328 Hwy 44
Gonzales, LA 70737

RE: Application to Subdivide Lot E-2-A – Lois Laiche

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 E-2-A for Lois Laiche (47282 Laurel Ridge Rd. Ext. St. Amant, LA 70774) 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 6, 2016 or can appear at a public hearing on January 13 at 6pm to hear the proposed subdivision and be given the opportunity to influence 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,


Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

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, Lois S. Laiche who, avers that he/she is the legal owner of 47282 Laurel Ridge (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)	_____	_____
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)
United Community Bank
- Lender's Address (the address to which payments on the mortgage are mailed)

12328 Hwy 44 Gonzales LA 70737
P.O. Box 248 Raceland LA 70394-0248

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Lois Laiche
- Account number or Reference number
8128879
- Borrower's municipal address
47282 Laurel Ridge Rd Ext St. Amant
- Municipal address of the property (if different from the Borrower's address)
47282 Laurel Ridge Rd Ext St. Amant
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
LOT E-2-A
- Name of Subdivision in which the property is located
N/A
- Township, Range, Section Number and Acreage (if appropriate) of the property
2 acres (4 acres)

(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 10 day of November, 2015.

WITNESS:

[Signature]

Printed Name: Robin Belarcon

APPLICANT:

[Signature]

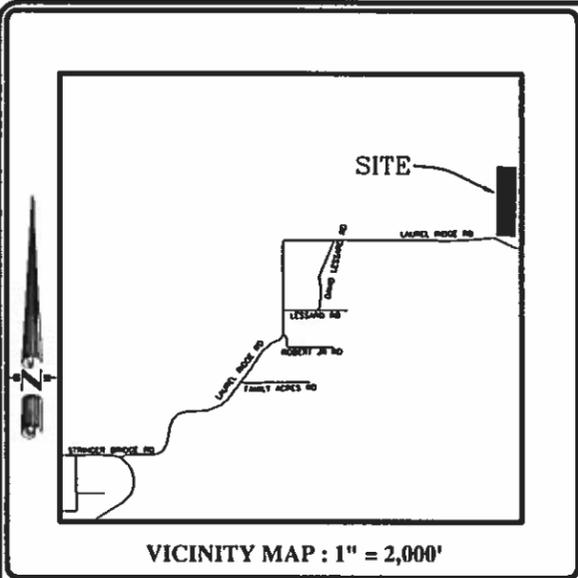
Printed Name: Lois Laiche

[Signature]
NOTARY

Printed Name: Donna Sheets

Notary # or La. Bar # 3596

DONNA SHEETS
NOTARY PUBLIC #32596
ASCENSION PARISH, LA
MY COMMISSION IS FOR LIFE



REFERENCE MAP:

- 1) MAP SHOWING SURVEY OF LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, AND LOT 6, OF FOR AGNES DEVAL TUREAU, SIGNED BY W.J. COINTMENT, P.L.S., DATED MARCH 28, 2000.
- 2) MAP SHOWING SURVEY OF (LOT 1-A, 1-B) FOR DANIEL HIDALGO, SIGNED BY WILLIAM C. FEAZEL, P.L.S., DATED NOVEMBER 17, 2002.
- 3) MAP SHOWING SURVEY OF (LOT A, LOT B, LOT C, LOT D, LOT E, LOT F, LOT G, AND LOT H) SIGNED BY H. E. KUEHNPEYER, P.L.S., DATED SEPTEMBER 7, 1961.
- 4) RIGHT-OF-WAY MAP FOR LAUREL RIDGE LEVEE, PARISH PROJECT NO. L-151007-LRGL-1, BY THE SJB GROUP.
- 5) SURVEY MAP SHOWING THE DEDICATION OF A 0.21 ACRE DRAINAGE RIGHT-OF-WAY FOR THE EAST ASCENSION CONSOLIDATED GRAVITY DRAINAGE DISTRICT NO. 1, BY A.D. PRIMEAUX DATED MAY 20, 2003.
- 6) SURVEY MAP SHOWING FOR LOIS LAICHE & TERRY PAUL LAICHE, JR. BY EARLES & ASSOCIATES, LLC DATED MAY 14, 2011.

* BASE BEARING = * N 00° 45' 00" W FROM REFERENCE MAP #3.

THIS PROPERTY IS ZONED = (C) CONSERVATION

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C-0070 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = AE.

100 YEARS FLOOD ELEV. = 8.0'

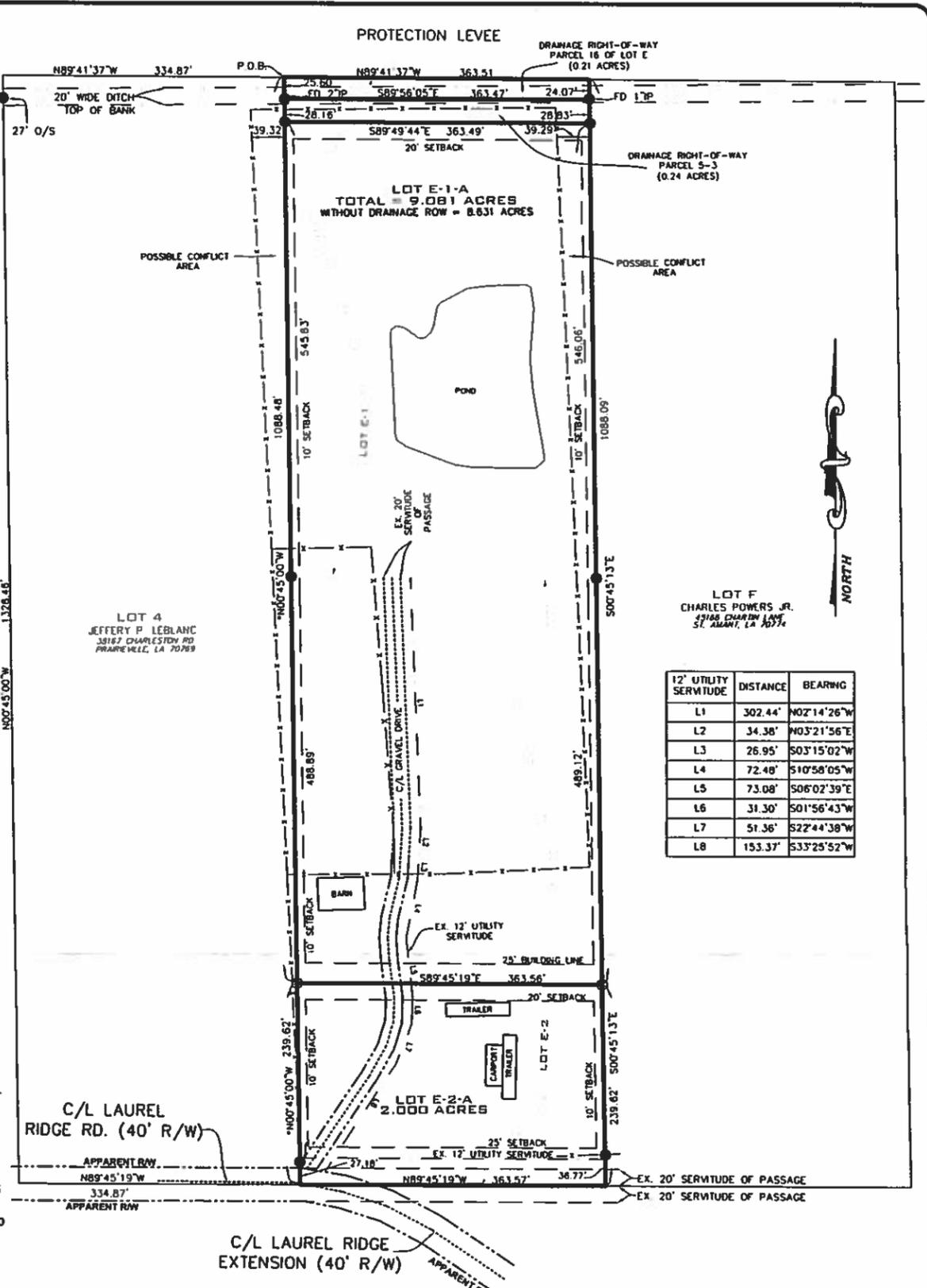
SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER PLANTS.

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

**TWO PONDS AT THE FRONT OF THE PROPERTY WERE FILLED IN.

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED AND NO SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVICED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED IS GRANTED.

THE PRIVATE ACCESS SERVICED SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO LOTS E-1-A, 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 PRIVATE DRIVEWAY SERVICED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVICED IS GRANTED. THE PARISH OF ASCENSION HAS NO RESPONSIBILITY FOR MAINTENANCE OF THIS PRIVATE ACCESS SERVICED. THE ROADS AND STREETS SHOWN ON THIS PLAT ARE PRIVATE AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PARISH OF ASCENSION SHALL NOT MAINTAIN, UPGRADE, OR ACCEPT SAID ROADS INTO THE PUBLIC SYSTEM UNLESS AND UNTIL BROUGHT UP TO HARD SURFACE STANDARDS ACCORDING TO THE SUBDIVISION REGULATIONS FOR THE PARISH OF ASCENSION. THE SUBDIVIDER AND LOT OWNERS FURTHER ARE PUT ON NOTICE THAT SCHOOL BUSES DO NOT OR ARE NOT REQUIRED TO TRAVEL DOWN PRIVATE ROADS AND IT IS THE OBLIGATION OF THE LOT OWNERS TO BRING THEIR CHILDREN TO A PUBLIC ROAD FOR SCHOOL BUS PICK UP.

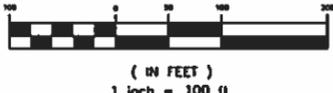


12' UTILITY SERVICED	DISTANCE	BEARING
L1	302.44'	N02°14'26"W
L2	34.38'	N03°21'56"E
L3	26.95'	S03°15'02"W
L4	72.48'	S10°58'05"W
L5	73.08'	S06°02'39"E
L6	31.30'	S01°56'43"W
L7	51.36'	S22°44'38"W
L8	153.37'	S33°25'52"W

PRELIMINARY SIMPLE DIVISION
 MAP SHOWING SURVEY OF LOT E-1-A AND E-2-A,
 BEING THE RESUBDIVISION OF LOT E-1 & LOT E-2 OF THE TERRY P. LAICHE PROPERTY,
 LOCATED IN SECTION 21, T9S - R4E, SOUTHEASTERN LAND DISTRICT, EAST OF
 THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.
 FOR
LOIS LAICHE & TERRY PAUL LAICHE, JR.

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

TERRY PAUL LAICHE, JR. DATE _____
 LOIS LAICHE DATE _____



LEGEND:

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- - - - - FENCE LINE

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION
 CHAIRMAN _____
 DATE: _____
 FILE: _____

I CERTIFY THAT IN NOVEMBER 2015, 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

DATE _____



15643.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. SERVICEDS, 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.		DATE: 11/19/2015	DRAWING No. 15643	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 9S	SECTION 21
	DRAWN BY: JWF	JOB No. 15-643	RANGE 4E				
	CHECKED BY: ST	REF. No. 10-146					

January 13, 2016

FAMILY PARTITION

A) **Rayford Nickens Property – Lots 4C2-A and 4C2-B**

The subject property is located on Drake Laney Lane off of Joe Sevario Road in Council District 5 and is zoned Medium Intensity (RM). The application is on behalf of Rayford Nickens by Earles and Associates, LLC.

The owner is proposing a Family Partition of a Lot 4C2 into Lots 4C2-A (1.424 acres) and 4C2-B (1.424 acres). The applicant will retain Lot 4C2-B and transfer 4C2-A to his daughter. Both lots are accessed on the plat by Drake Laney Lane, an existing 20 foot private servitude of passage that will be increased to 30 feet.

STAFF REVIEW COMMENTS

All existing users of Drake Laney Lane are required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon all existing users of Drake Laney Lane signing the plat.

January 13, 2016

FAMILY PARTITION

B) Tanner Property – C-2-A and C-2-B

The subject property is located on Josh Richardson Road off of LA Hwy 431 in Council District 10 and is zoned Medium Intensity (RM). The application is on behalf of Lynne Franks by McLin Taylor, Inc.

The owner is proposing a Family Partition of a Lot C-2 into Lots C-2-A (10.006 acres) and C-2-B (0.987 acres). The applicant will retain Lot C-2-A and transfer Lot C-2-B to his daughter. Both lots are accessed by Josh Richardson Road, an existing 30' R/W that is proposed to be extended as private servitude of passage.

STAFF REVIEW COMMENTS

Adjacent Lots D and E will be allowing the applicant to put the 30' private servitude of passage on their property, so a predial servitude agreement must be signed and recorded.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon the predial servitude agreement being signed and recorded.

January 13, 2016

MAJOR SUBDIVISION PRELIMINARY PLAT

A) Grand Oaks

The subject property is located on Cornerview Road approximately 475 feet east of Boudreaux Road in Council District 3 and is zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The property is 22 acres and the applicant is proposing a major subdivision containing 56 single family residential lots. Lots range from 60 – 80 feet wide with a minimum size of 8,100 square feet. The subdivision will include 1.1 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

Staff recommends that a T-turnaround be provided at the east end of Sterling Oaks Avenue.

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

The drainage impact study has been reviewed by the Department of Engineering. Comments are attached.

Traffic impact study:

The traffic impact study has been reviewed and approved. A letter granting approval is attached.

STAFF RECOMMENDATIONS

The proposed plat meets all guidelines for a major subdivision. However without approval of the drainage impact study, staff cannot recommend approval at this time.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

December 23, 2015

Deric Murphy, P.E., L.S.I.
Quality Engineering & Surveying, LLC
18350 Hwy 42
Port Vincent, LA 70726

**RE: Grand Oaks Subdivision (DPZ 15-062)
Drainage Impact Study Review #1**

Mr. Murphy,

The information dated and submitted to the Office of Planning & Development on December 10, 2015 and dated December 2015 has been reviewed. Please respond to the following comments at your earliest convenience so that we can complete the review of this project.

1. No Preliminary Plat is included in the submittal review. However, on the Post Development Watershed map (Exhibit 5), some lots have no rear drainage servitudes. Section 17-4044H of the Subdivision Regulations requires a rear drainage ditch or swale unless a natural ridge exists at the rear of the lot or a variance is given by the Planning and Zoning Commission.
2. On the Drainage Summary tables there is a footnote '* Combined Routing using HydroCAD v 10.00-11'. However nowhere on the table is the * used. What does the asterisk apply to?
3. On Pre and Post Development Watershed maps (Exhibits 4 and 5) the legend indicates drainage flow arrows but none are shown on map to indicate how drainage areas are interconnected. Please revise. Also, add detail or additional map for drainage design for post-development conditions which show inlets and other drainage features relevant to the drainage flow.
4. On Pre Development Watershed map (Exhibit 4) the locations of nodes 2R, 2L, and 3L are not shown.
5. On Post Development Watershed map (Exhibit 5) the locations of nodes 2R, 4P, and 3L are not shown.
6. The V-notch weir that this provided does not describe erosion-control measures as are recommended for all emergency spillways and overflow weirs.

7. Detailed calculations of how the inflows to the pond was arrived at need to be provided for 10, 25, and 100 year storm event. (Using the runoffs provided in the calculations for the tributary areas do not add up because of different times of concentration.)
8. Provide detailed explanation and associated calculations on how post development flow to existing ditch identified as 3L is arrived at.
9. The existing capacity of the downstream ditch (3L- Smith Bayou Downstream Outfall) needs to be calculated and compared to post development flows in accordance with the Drainage Impact Study Policy.
10. The drainage summary tables on pages 4 and 5 show flow in node 2L (Ditch from Cornerview Xing to Smith Bayou) increasing for post development flows. This is contrary to the requirements of the subdivision regulations.
11. The first paragraph of page 6 (III Recommendations and Conclusions) does not match the post development drainage summary tables and should be adjusted.
12. Please explain why the pond levee height is 11', but water surface heights are between 8.35' and 8.9' for each storm event modeled. Discuss in summary.
13. Please discuss in summary how fill in the floodzone will be mitigated and estimate this volume.
14. Include hydraulic length for each subbasin on pre and post-development maps and explain how times of concentration were calculated from hydraulic lengths.
15. Explain in the summary how parish standards are met since post-developed flows have been mitigated to pre-developed flows.
16. The watershed area is currently being verified by Mr. Darrel Primeaux.

Please address the above-mentioned comments and resubmit the entire submittal package with a response summary sheet with notations of location of responses in the updated plan (both electronically and hard copy) at your earliest convenience. If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,



Rhonda F. Braud, P.E.
(225) 450-1387
rbraud@apgov.us

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

December 16, 2015

Mr. Prasanth Malisetty, P.E.
Neel-Schaffer, Inc.
12021 Bricksome Avenue
Baton Rouge, LA 70816

**RE: Grand Oaks Subdivision (DPZ #15-062)
Traffic Impact Study Review**

Dear Mr. Malisetty:

The Traffic Impact Study submitted to the Office of Planning and Development on December 10, 2015 and dated December 4, 2015 has been reviewed for compliance with Ascension Parish Regulations. It is noted that Neel-Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards.

We agree that no traffic improvements are required for this development except that trees along the frontage of the development are to be removed in order to achieve the proper sight distance for safe entrant and exit from the subdivision. Based on our review, the Traffic Impact Study as submitted is approved contingent upon the developer agreeing to remove the trees within the right of way of Cornerview road as recommended.

This letter is not a permit approval or a guarantee thereof. Any remaining items required during the permit application process must be addressed prior to permit issuance by the Office of Planning & Development.

If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

Charles "Bob" Turner, P.E.
Department of Engineering
Parish of Ascension

January 13, 2016

MAJOR SUBDIVISION PRELIMINARY PLAT

B) Ascension Commerce Center

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.

The applicant is requesting variances to:

1. 17-4020 E, G, H, I – block length standards, pedestrian system, park and tree requirements – as the lots will never be allowed to have a residential use.
2. 17-5012.A.1 – prohibits open ditches along streets – will require approval of Drainage Director, Director of Public works and the Director of Planning and Development
3. 17-4034 – 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

STAFF REVIEW COMMENTS

Planning department outstanding comments:

1. Were lots 1-8 on Industrial Drive accounted for in the TIS? They must be added to it if not. **The final plat for Lots 1-8 was previously approved by the Parish. Those lots are included in the TIS as existing traffic. Only lots included in the proposed 345 acre subdivision were included in the TIS analysis.**
2. Is the width of Industrial Drive at Hwy 73 and at Hwy 30 wide enough to include exclusive left and right turn lanes warranted by the TIS? *See attached exhibits provided by engineer*

Negotiations must continue with the Parish utilities department regarding sewer treatment/discharge.

Drainage impact study:

The drainage impact study has been reviewed by the Department of Engineering and comments are attached.

Traffic impact study:

The traffic impact study has been reviewed and revised. Comments regarding both the original and the revised study are attached and have been sent to the engineer.

STAFF RECOMMENDATIONS

With the exception of the variances that are being requested, the proposed plat meets all guidelines for a major subdivision. However without approval from the Department of

Engineering regarding both the traffic and drainage impact studies, staff cannot recommend approval at this time.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

November 4, 2015

Deric Murphy, P.E., L.S.I.
Quality Engineering & Surveying, LLC
18350 Hwy 42
Port Vincent, LA 70726

**RE: Ascension Industrial Park 4th to 7th Filings (DPZ #15-007, 12-038)
Drainage Impact Study Review**

Mr. Murphy,

The Drainage Impact Study submitted to the Office of Planning and Development on October 8, 2015 dated October 2015 has been reviewed for compliance with Ascension Parish Regulations. Please address the following comments so that we can complete our review.

#	Sheet #	Comment
1	n/a	Please be consistent with the project name and phase/filing. Ascension Industrial Park 4-7 th Filings/Ascension Commerce Center, Phases 5-6.
2	n/a	The summary and calculations show a date of 5/8/2013. However, several submittals and recalculations have been completed since this date. Please explain this discrepancy.
3	2	"Soil Survey of East Baton Rouge Parish" is mislabeled. It should be Ascension Parish. Also, the map only shows the development area, not the entire drainage area which should be modeled. Please revise.
4	2	The first sentence of the second paragraph should reference Exhibit 3A not Exhibit 3.
5	2	The third sentence of the second paragraph should reference Exhibit 3B not Exhibit 3A.
6	2	The second paragraph references 10, 25, and 100 year water surface elevations, please explain how these elevations are arrived at (using Exhibit 3B?).
7	2/Exhibit 6	The first paragraph of the proposed development explains that the development will consist of 59 light industrial lots. This is incorrect according to Exhibit 6. The preliminary plat included in the plan (Exhibit 6, dated May 2013) does not match the preliminary plat submitted for the Planning and Zoning meeting dated October 2015. The 2015 plat only has phases 5-6. The study has phases 4-7 and is based on a different drainage area.

42077 Churchpoint Road
Gonzales, Louisiana 70737
Phone: (225) 621-8543 / Fax: (225)621-5743
Web: www.ascensionparish.net

8	3/Exhibit 4	Third sentence of first paragraph of Pre-development flow says Areas 1-7 drain to existing Outfall Ditch 1. However, this does not match the information on Exhibit 4 or on the pre-development routing diagram. There are two different labels for Existing Ditch 1. 1P is not given on the Exhibit 4. Reconfigure subbasins and routing diagram and text to match and make easy to follow.
9	4	Explain and show calculations for composite CN values. Give references for values chosen to average. For example, on Table 1/Page 4, Area 5 is indicated as having a CN value of 82. This area is a pond. The CN value would be 100.
10	Exhibit 4-5, 7-8, & routing diagrams	Subbasins, reaches, links, and ponds are not clearly defined. Please outline each basin or link and clearly identify it on the map, in the routing diagram, and on the table. Make sure these areas match the submitted preliminary plat.
11	Exhibit 7	The pre-development drainage area does not account for sufficient off-site drainage. Total drainage area should be summed on the table and it is not. The existing drainage ditches manage drainage for several hundred acres SW of the existing property. This volume is not accounted for in hydrographs or drainage calculations.
12	Exhibits 4, 5, 7, & 8	Time of concentration for developed areas are based on generally accepted standards for drainage design. Please show calculations and describe and give reference for method of calculation.
13	5-6	Describe the static water elevation before a storm event and explain what erosion controls will be implemented on the earthen weir.
14	6/ Exhibit 6-8	Second paragraph identifies Exhibit 6 as post-development drainage Area Map. It is Exhibit 7 and 8. Please correct.
15	6/11	Based on description, Pond 1 will have a top of bank at elevation 16.5' and a peak water surface at the 100 year storm of 16.21'. This only provides 0.29' of freeboard. We recommend a minimum of 6-8 inches of freeboard.
16	7	Discussion on page 7 of 11 indicates a top of bank for Pond 2 of 16.00' but a peak water surface at the 100 year storm of 16.01'. We recommend a minimum of 6-8 inches of freeboard.
17	10	Text refers to re-routing Ditch to discharge directly into the pond. This would have to be approved by the East-Ascension Drainage Engineer.
18	Exhibits 4, 5, 7, & 8	Calculations of pre- and post- development peak runoff rates for 25 year and 100 year storm events not provided as required by the Ascension Parish Drainage Impact Study Policy (Policy).
19	Exhibits 7 & 8	Because additional flows from proposed development have caused an increase in Industrial Drive Cross Drain 1, the impact of those flows on existing drainage ditches 1 and 2 (both of which drain to Cross Drain 1) needs to be analyzed and recommendations for needed improvements (if any) to those ditches made.
20	Appendix A /Exhibit 8	Under Pre Development (Final) – Pipe Listings and Post Development (Final) Line 6P is listed as 5" width and 5" height. According to Exhibit 8 it should be 60" (5') width and 60" (5') height. The calculations need to be rerun with the proper sizing (5'x5').
21	Exhibits 4, 5, 7, & 8 Appendix A	Pre and Post Development runoff rates for 25, and 100 year storm events not shown at entry and exit points on watershed map(s) as required by Policy.

Please address the above-mentioned comments and resubmit the entire submittal package with a response summary sheet with notations of location of responses in the updated plan (both electronically and hard copy) at your earliest convenience. Please note that due to the significant amount of revisions needed on this submittal, a complete review of the resubmittal will be completed (not just a check that the above comments were addressed). We request a meeting to discuss revisions before submittal once changes have been made. If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Rhonda F. Braud". The signature is written in a cursive style with a large initial "R" and "B".

Rhonda F. Braud, P.E.
Department of Engineering
Parish of Ascension
(225) 450-1387
rbraud@apgov.us

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



November 17, 2015

Dear Mr. Nick J. Ferlito, P.E.
 Neel- Schaffer, Inc.
 12021 Bricksome Avenue
 Baton Rouge, LA. 70816

**RE: Ascension Commerce Center
 Traffic Impact Study Review #2 (DPZ # 15-007)**

We have completed the review #2 of the Traffic Impact Study (TIS) prepared by Neel- Schaffer dated October 7, 2015 submitted to our office on October 8, 2015 and again on November 12, 2015 for the above referenced project. Neel –Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards, however, we are not able to approve the results of the study as noted in the following comments: Our comments on the revised TIS is in blue.

#	Page/figure	Comments
1	Figure 2	The Traffic Impact Study references to Phase 1 and Phase 2; however, Figure 2 doesn't indicate where the Phase breaks are located. It does show a break between the 5 th and 6 th filing. Is this the Phase break line also? Please show the location of the Phase lines. Phase 1 = Fifth Filing / Phase 2 = Sixth Filing Accepted
2	Page 13	We are in agreement that at the intersection of LA 30 and Industrial Drive, a new exclusive right turn lane and left turn lane will be constructed. We require that these be constructed under Phase 1.
3	Page 14	We are concerned about the analysis of the new entrance at LA 73 and Industrial Drive that will be constructed with Phase 2. Table 3 shows that the LOS of this intersection will be LOS "E" and "F" in both the AM and PM peak traffic periods. This is with the addition of added right and left turning lanes on Industrial Drive along with a SB left turn lane on LA 73 and a NB right turning lane on LA 73. This is not acceptable for a new intersection. We cannot approve this proposed access with these Level of Service ratings. Consideration needs to be made of possible dual turning lanes or other such means to improve the LOS The dual turning lanes cannot be implemented without signalization or additional widening to LA 73. In addition, it is anticipated that signalization of this intersection would not warrant the need for dual turning lanes since this would be a "T" intersection. However, the installation of a traffic signal would have to be approved and

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



		<p>permitted by DOTD at a time the actual traffic demands met DOTD's required traffic signal warrants. Also, as this development builds out, since there will be 2 entrances, motorists will likely choose the entrance that provides the least delay for their particular destination.</p> <p>We agree that the installation of a traffic signal would have to be approved and permitted by LADOTD, however, if the developer would agree to fund and construct a traffic signal when and if it is warranted within the next 10 years, we could approve an intersection at this location. The signal installation cost would have to be bonded or otherwise assured.</p> <p>We are concerned that if congestion occurs at this location, the motorists would choose the entrance onto LA 30 resulting in two intersections being at an unacceptable LOS.</p>
4	Table 4 Page 15	<p>The existing intersection of LA 73 and LA 30 is currently at a LOS of "F" and "D". The effect of the full build out of the subdivision would cause the delay time for all PM peak movements except the EB peak to increase from a range of 30% to 90%. While we understand that this is an existing congested intersection in the PM peak periods, the added traffic from this development will add major delays to the intersection. Additional analysis of potential improvements that could improve traffic delays at this intersection were evaluated as part of this study. This study has been submitted to DOTD District 61 Traffic for their review.</p> <p>Would adding exclusive right turn lanes to the northbound, westbound, and southbound approaches improve the overall delay during peak hours?</p>
5	Table 5 Page 16	<p>It is noted that on Table 5, page 16 that the construction of a roundabout at this location would raise the LOS to an "A" and "B" for the intersection. This development has a responsibility to coordinate with the State (LA DOTD) for improvements that will not cause this intersection to become more congested. We cannot approve the proposed improvement of this intersection as currently presented in this TIS. We understand that any improvements at this intersection will have to be approved by DOTD. We provided the additional analysis to evaluate potential improvements that could be considered to improve traffic delays at this intersection. This study has been submitted to DOTD District 61 Traffic for their review.</p> <p>Noted</p>

If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Charles R Turner

Charles "Bob" Turner.
Department of Engineering
Parish of Ascension
(225) 450-1378
cturner@apgov.us

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



October 20, 2015

**RE: Ascension Commerce Center
Traffic Impact Study Review (# 15-007)**

Dear Mr. Nick J. Ferlito, P.E.
Neel- Schaffer, Inc.
12021 Bricksome Avenue
Baton Rouge, LA. 70816

We have completed the review of the Traffic Impact Study (TIS) prepared by Neel- Schaffer dated October 7, 2015 submitted to our office on October 8, 2015 for the above referenced project. Neel –Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards, however, we are not able to approve the results of the study as noted in the following comments:

#	Page/figure	Comments
1	Figure 2	The Traffic Impact Study references to Phase 1 and Phase 2; however, Figure 2 doesn't indicate where the Phase breaks are located. It does show a break between the 5 th and 6 th filing. Is this the Phase break line also? Please show the location of the Phase lines.
2	Page 13	We are in agreement that at the intersection of LA 30 and Industrial Drive, a new exclusive right turn lane and left turn lane will be constructed. We require that these be constructed under Phase 1.
3	Page 14	We are concerned about the analysis of the new entrance at LA 73 and Industrial Drive that will be constructed with Phase 2. Table 3 shows that the LOS of this intersection will be LOS "E" and "F" in both the AM and PM peak traffic periods. This is with the addition of added right and left turning lanes on Industrial Drive along with a SB left turn lane on LA 73 and a NB right turning lane on LA 73. This is not acceptable for a new intersection. We cannot approve this proposed access with these Level of Service ratings. Consideration needs to be made of possible dual turning lanes or other such means to improve the LOS.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



4	Table 4 Page 15	The existing intersection of LA 73 and LA 30 is currently at a LOS of "F and "D". The effect of the full build out of the subdivision would cause the delay time for all PM peak movements except the EB peak to increase from a range of 30% to 90%. While we understand that this is an existing congested intersection in the PM peak periods, the added traffic from this development will add major delays to the intersection.
5	Table 5 Page 16	It is noted that on Table 5, page 16 that the construction of a roundabout at this location would raise the LOS to an "A" and "B" for the intersection. This development has a responsibility to coordinate with the State (LA DOTD) for improvements that will not cause this intersection to become more congested. We cannot approve the proposed improvement of this intersection as currently presented in this TIS.

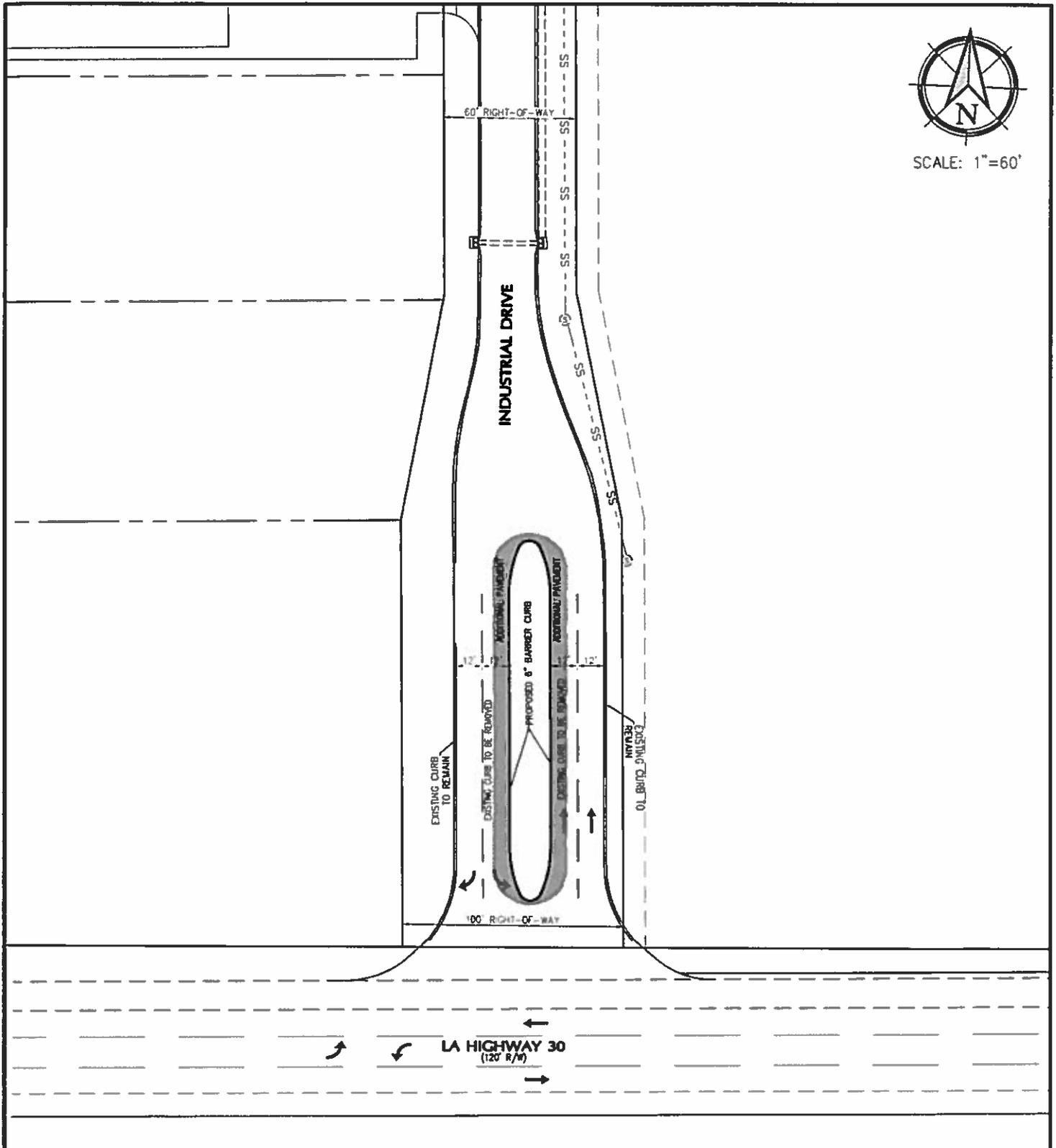
If you have questions or comments regarding any review comments please feel free to contact me.

Sincerely,

Charles "Bob" Turner.
Department of Engineering
Parish of Ascension
(225) 450-1378
cturner@apgov.us



SCALE: 1"=60'



QUALITY
Engineering & Surveying, LLC
18350 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com



Title: **WIDENING OF INDUSTRIAL DRIVE
AT HIGHWAY 30**

Project: **ASCENSION COMMERCE CENTER
INDUSTRIAL DRIVE
GONZALES, LOUISIANA**



SCALE: 1"=30'

LOT 83-A

INDUSTRIAL DRIVE
(60' RIGHT-OF-WAY)

60' RIGHT-OF-WAY

12.30' 12.00' 11.00' 12.00' 12.74'

LOT 79



LOUISIANA HIGHWAY 73
(EXISTING 80' PUBLIC R/W)

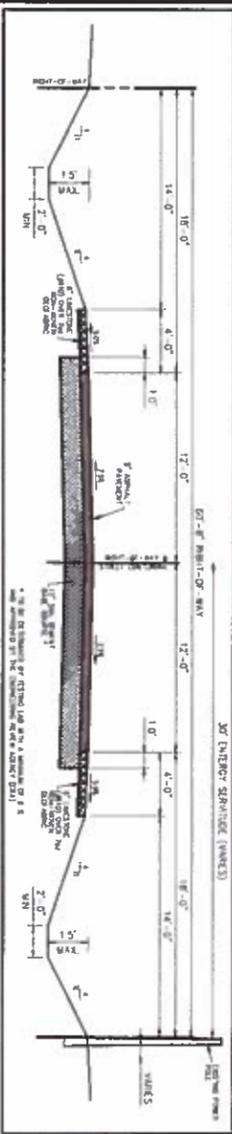
QUALITY
Engineering & Surveying, LLC
18150 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com



Title: **WIDENING OF INDUSTRIAL DRIVE
AT HIGHWAY 73**

Project: **ASCENSION COMMERCE CENTER
INDUSTRIAL DRIVE
GONZALES, LOUISIANA**

TYPICAL STREET SECTION (60' RIGHT-OF-WAY)



WARRANT REQUESTS

1. THE APPLICANT REQUESTS A WARRANT FOR THE INSTALLATION OF A WASTEWATER COLLECTION SYSTEM AND SANITATION SYSTEM IN THE PROPOSED DEVELOPMENT. THE WASTEWATER COLLECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 100.00, AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR WATER SUPPLY SYSTEMS, SECTION 100.00. THE WASTEWATER COLLECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 100.00, AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR WATER SUPPLY SYSTEMS, SECTION 100.00.

GENERAL NOTES

1. NO ATTEMPT WILL BE MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY THE ACTUAL LOCATION OF EXISTING UTILITIES OR STRUCTURES. THE APPLICANT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES

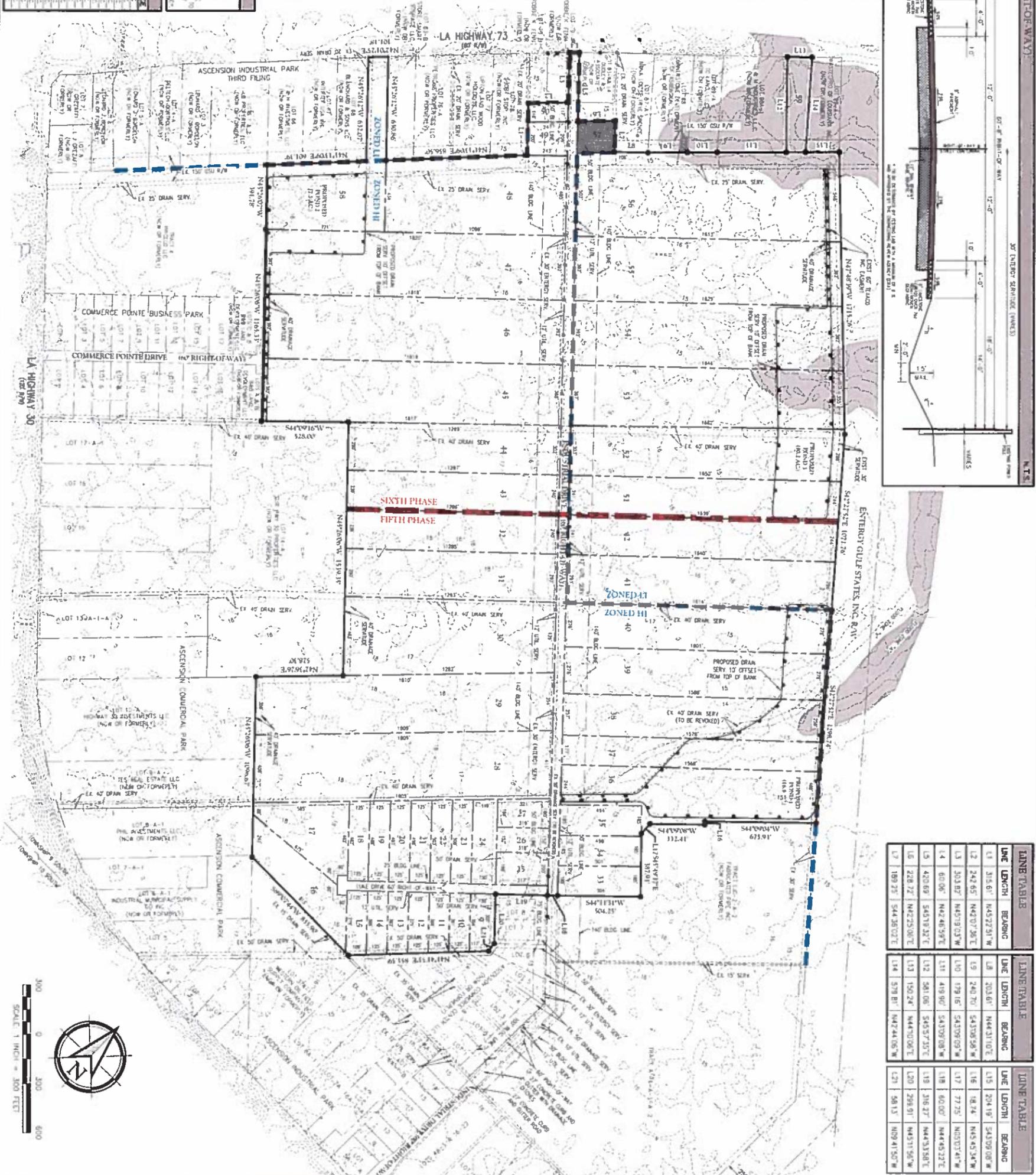
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RESTRICTIONS NOTE

ALL LOTS ARE SUBJECT TO THE REGULATION OF RESTRICTIVE COVENANTS RECORDED AS AN INSTRUMENT IN THE PUBLIC RECORDS OF THE COUNTY OF WASHTENAW, MICHIGAN.

FLOOD ZONE NOTE

THE APPLICANT HAS BEEN ADVISED THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A FLOOD HAZARD ZONE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



LINE TABLE	LINE LENGTH	BEARING
L1	316.61'	N45°22'51"W
L2	242.65'	N42°07'38"E
L3	303.82'	N43°19'03"W
L4	60.00'	N42°48'59"E
L5	228.22'	N42°25'00"E
L7	189.25'	S44°38'02"E

LINE TABLE	LINE LENGTH	BEARING
L8	203.61'	N44°31'02"E
L9	240.70'	S43°08'58"W
L10	179.16'	S43°09'09"W
L11	419.90'	S43°09'08"W
L12	381.08'	S45°57'30"E
L13	150.24'	N44°00'06"E
L14	578.81'	N42°44'06"W

LINE TABLE	LINE LENGTH	BEARING
L15	204.19'	S43°09'08"W
L16	148.14'	N45°45'54"W
L17	77.25'	N03°07'41"W
L18	60.00'	N44°45'22"E
L19	316.27'	N44°53'58"E
L20	258.91'	N45°31'56"W
L21	58.13'	N09°41'50"W



PRELIMINARY PLANS

THIS PLAN IS FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

QUALITY ENGINEERING & SURVEYING, L.L.C.

11000 W. 11th Street, Suite 100, Grand Rapids, MI 49508

Phone: (616) 941-1100

Website: www.qualityeng.com

PRELIMINARY PLAT

ASCENSION COMMERCE CENTER

5th Phase & 6th Phase

L.J.G. LAND COMPANY, L.L.C.

P.O. BOX 692

NEW BOUNDARY, LOUISIANA 70060

DATE: OCTOBER 2013

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



16-2

Item for Consideration:

Ordinance SR16-2: Revisions to the Subdivision Regulations in the Unified Land Development Code – Section 17-405.I Preliminary Plat Procedure, Section 17-408 Procedure for Construction and Section 17-409 Construction

The purpose of these revisions is to change the responsibility of a traffic impact study from the developer to the Parish and to address the inspection, sampling of materials and testing lab when a subdivision is under construction.

These revisions propose to amend the Subdivision Regulations to require a developer to pay the Parish a pre-determined fee, in order to facilitate the Parish hiring a traffic consultant to perform a traffic study for the area in question. It has been discussed, that if the Parish truly wants to know what the implications are for future development, then the Parish should be paying to get the answers, and not the developers that may or may not be able to steer that traffic consultant towards a desired result.

In addition, once a subdivision is under construction, it would be in the Parish's best interest to be responsible for contracting with a sampling and testing lab company that will be on-site to ensure that all construction is occurring according to approved construction plans, codes and Standard Specifications. Parish personnel will continue to perform field inspections and to orchestrate the testing process and require additional testing as they see fit to ensure the project will be acceptable to be incorporated under the Parish's maintenance responsibility.

After adoption of this ordinance, the Parish will prepare a Request for Qualifications for companies that provide testing services of construction materials and products. It is anticipated that the Parish will need several companies on contract to meet the demand of developments under construction at a given time. The developer/owner would be required to pay a pre-determined fee for the testing cost as set out on a fee schedule that is based on the size of the development.

What the Code currently says:

17-405. Preliminary Plat Procedure

- I. The Department of Public Works and the engineer review agency shall require a sub divider to provide a drainage impact study and a traffic impact study for a proposed preliminary plan and to require a conclusion and plan that offsets any

PARISH OF ASCENSION
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PLANNING DEPARTMENT



adverse impact that the development may have on the drainage system or the roads/traffic of the Parish of Ascension. The engineer review agency and Department of Public Works must agree or disagree with the findings of the engineer, or sub divider, or person that submits the drainage plan, and/or traffic study, and any discrepancies between the findings of the engineer, sub divider, or person who submits the discrepancies between the findings of the agency and the Department of Public Works will be decided in favor of the engineer review agency and the Department of Public Works at its discretion. The Department of Public Works and engineer review agency may waive the requirement for a drainage impact study and/or a traffic impact study at its discretion..

(SR07-01, 1/18/07; DC09-09, 12/17/09)

What the Revised Code will say:

17-405. Preliminary Plat Procedure

I. DRAINAGE IMPACT STUDY

1. The Department of Public Works and the engineer review agency shall require a sub divider to provide a drainage impact study for a proposed preliminary plan and to require a conclusion and plan that offsets any adverse impact that the development may have on the drainage system of the Parish of Ascension.
2. The engineer review agency and Department of Public Works must agree or disagree with the findings of the engineer, or sub divider, or person that submits the drainage plan, and any discrepancies between the findings of the engineer, sub divider, or person who submits the discrepancies between the findings of the agency and the Department of Public Works will be decided in favor of the engineer review agency and the Department of Public Works at its discretion.
3. The Department of Public Works and engineer review agency may waive the requirement for a drainage impact study at its discretion.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR16-2, 3/17/16)

J. TRAFFIC IMPACT STUDY

1. The Department of Public Works and/or the engineer review agency shall prepare a traffic impact study for a proposed development.
2. The Traffic Impact Study (TIS) will address the development's traffic impact on the connecting Parish and/or LADOTD road systems within one (1) mile of the development.

PARISH OF ASCENSION
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3. The developer/owner shall be required to pay for the cost of the traffic impact study as set out in a pre-determined fee schedule that is based on the number of residential lots and/or size of the commercial development proposed.
4. The developer/owner will be required to comply with the conclusions of the TIS for improvements that offset the adverse impact caused by the additional traffic from the development.

(SHOULD THERE BE AN APPEAL PROCESS?? – Discuss with Commission – Is the Public Hearing the appeal process?)

5. The Department of Public Works and the engineering review agency may waive the requirements for a Traffic Impact Study at its discretion.

What the Code currently says:

17-408 Procedure for Construction

- B. Construct improvements.
 1. Before construction begins, written notice shall be given to the Planning & Zoning Commission, Department of Public Works and the Engineering Review Agency.
 2. When the development is ready for an intermediate inspection, written request from the Developer's Engineer shall be given to the Planning & Zoning Commission, the Department of Public Works and the Engineering Review Agency.
- C. Acceptance of improvements and posting of maintenance bond.
 1. When construction (public and private) is complete and in accordance with the approved plans and specifications and complies with the provisions of these regulations, the Developer's Engineer shall certify such and request, in writing, final approval and acceptance from the Designated Engineering Review Agency. This request shall be given to the Planning & Zoning Commission and the Department of Public Works.

(SR07-01, 1/18/07; DC09-09, 12/17/09)
 2. Copies of all testing lab reports shall be submitted along with the written request for final inspection. A final inspection will be scheduled upon request when all significant construction activities are completed. All testing reports required on the Construction Certification Testing Requirements checklist must be received a minimum of two weeks prior to a Planning Commission meeting in order to be included on the agenda

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for that meeting. All testing reports required on the Construction Certification Testing Requirements checklist must be reviewed, and found to be in accordance with the approved construction specifications by Chief Engineer or designee in order to receive an unconditional recommendation of approval from the Engineering Department.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR12-16, 12/20/12)

17-409. Construction

- A. When approved construction plans, which shall include culvert drawings showing locations, sizes and gages thereof, shall have been filed with the planning commission, the sub divider, after notifying the chairman or his designated engineering review agency, in writing, and obtaining a construction permit, may construct the required improvements.
- B. Construction shall be reviewed and inspected by the *Designated Engineering Review Agency* and the Department of Public Works. The *Designated Engineering Review Agency* and the Department of Public Works shall establish detailed inspection requirements for each project.
- C. Neither the *Designated Engineering Review Agency* nor the Development Permit Officer shall accept any construction work which is in such condition as it will require needed and excessive maintenance by the public.
- D. In lieu of immediate construction of improvements, the sub divider may provide the commission with a performance surety bond securing to the government the satisfactory construction of the proposed improvements within a period of not more than two (2) years from the date of such bond. The amount of the bond shall be approved by the *Designated Engineering Review Agency* and the form of the bond shall be approved by the government's parish attorney. The bond shall be subject to cancellation only upon written approval of the *Designated Engineering Review Agency*. The bond shall be issued by a company listed with the U.S. Treasury Circular 570.
- E. Testing: The *Designated Engineer Review Agency* shall approve the testing laboratory selected by the developer/contractor. The *Designated Engineer Review Agency* is to determine the extent of testing required by the developer/contractor at his selected laboratory and may order testing as it deems appropriate and necessary. The developer/contractor is to pay for these testing services.

What the Revised Code will say:

17-408 Procedure for Construction

- B. Construct improvements.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



1. Before construction begins, written notice shall be given to the Planning & Zoning Commission, Department of Public Works and the Engineering Review Agency 24 hours prior to the start of construction.
2. When the development is ready for an intermediate inspection, written request from the Developer's Engineer shall be given to the Planning & Zoning Commission, the Department of Public Works and the Engineering Review Agency 24 hours prior to the start of construction.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR12-16, 12/20/12; SR16-2, 3/17/16)

C. Acceptance of improvements and posting of maintenance bond.

1. When construction (public and private) is complete and in accordance with the approved plans and specifications and complies with the provisions of these regulations, the Developer's Engineer shall certify such and request, in writing, final approval and acceptance from the Designated Engineering Review Agency. This request shall be given to the Planning & Zoning Commission and the Department of Public Works.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR16-2, 3/17/16)

2. A final inspection will be scheduled upon request when all significant construction activities are completed. All testing reports required on the Construction Certification Testing Requirements checklist must be in accordance with the approved construction specifications by Chief Engineer or designee in order to receive an unconditional recommendation of approval from the Engineering Department.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR12-16, 12/20/12; SR16-2, 3/17/16)

17-409. Construction

- F. When approved construction plans, which shall include culvert drawings showing locations, sizes and gages thereof, shall have been filed with the planning commission, the sub divider, after notifying the chairman or his designated engineering review agency, in writing, and obtaining a construction permit, may construct the required improvements.
- G. Construction shall be reviewed and inspected by the *Designated Engineering Review Agency* and the Department of Public Works. The *Designated Engineering Review Agency* and the Department of Public Works shall establish detailed inspection requirements for each project.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
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- H. Neither the *Designated Engineering Review Agency* nor the Development Permit Officer shall accept any construction work which is in such condition as it will require needed and excessive maintenance by the public.
- I. In lieu of immediate construction of improvements, the sub divider may provide the commission with a performance surety bond securing to the government the satisfactory construction of the proposed improvements within a period of not more than two (2) years from the date of such bond. The amount of the bond shall be approved by the *Designated Engineering Review Agency* and the form of the bond shall be approved by the government's parish attorney. The bond shall be subject to cancellation only upon written approval of the *Designated Engineering Review Agency*. The bond shall be issued by a company listed with the U.S. Treasury Circular 570.
- J. Testing: The *Designated Engineer Review Agency* shall provide the testing laboratory for the project. The *Designated Engineer Review Agency* is to determine the extent of testing required for the project and may order additional testing as it deems appropriate and necessary. The developer/contractor is to pay for these testing services as set out in the pre-determined fee schedule.

(SR07-01, 1/18/07; DC09-09, 12/17/09; SR16-2, 3/17/16)

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



ORDINANCE NO. SR16-2

**REVISION OF SECTION 17-405.I, SECTION 17-408,
AND SECTION 17-409, PARISH UNIFIED LAND
DEVELOPMENT CODE, PROVIDING SEVERABILITY,
AND EFFECTIVE DATE.**

PURPOSE: The purpose of this ordinance is to revise language in the Subdivision Regulations in Appendix IV of the Unified Land Development Code.

WHEREAS: Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

WHEREAS: The Parish of Ascension is the governing and responsible body within this jurisdiction, and

WHEREAS: Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

WHEREAS: This code was incorporated as Appendix IV – Subdivision Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

BE IT ORDAINED by the Ascension Parish Governing Authority that the Subdivision Regulations in Appendix IV of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix IV – Subdivision Regulations – Sections 17-405.I, 17-408. and 17-409.

SEVERABILITY: In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion

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shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

EFFECTIVE DATE: This ordinance shall be in full effect as permitted by law

EXHIBITS: Appendix IV – Subdivision Regulations – Sections 17-405.I, 17-408. and 17-409.

ADOPTION: This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Bill Dawson, Travis Turner, Dempsey Lambert, Teri Casso, Randy Clouatre, John Cagnolatti, Todd Lambert, Aaron Lawler, Benny Johnson, Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this ____ day of _____, 2016.

Attest: President's Clerk

Kenny Matassa, Parish President

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



EXHIBITS:

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



SR 16-01

Item for Consideration:

Ordinance SR 16-01: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Cul-de-sac and T-turnaround requirements.

We would like to remove the ambiguous description of 2 lots in length and the distance of 250' and simply require that all dead end streets, public or private, end with a T- turnaround or cul-de-sac. This serves for emergency vehicles, school buses, trash collection, etc. to have the space required to make a three-point turn. Hardship variances may continue to be considered by the Planning Commission.

What the LDC says now:

17-4020. E. 5:

A cul-de-sac, as described in Section 17-40100, or a t-turnaround, as provided for in Section 17-4032(K), shall be required at the end of dead-end streets which provide access to subdivided lots, when the dead-end streets exceed two hundred fifty (250') feet, or a width of two (2) lots in length.

17-4032. L:

T-turnaround pavement shall be a minimum of 90' x 20' with 25' radii and within a 110' x 40' right-of-way.

What the LDC should say:

17-4020. E. 5:

A cul-de-sac, as described in Section 17-40100, or a t-turnaround, as provided for in Section 17-4032(L), shall be required at the end of **all** dead-end streets **within public right of ways or private servitudes of access.**

17-4032. L:

T-turnaround or L-turnaround pavement shall be a minimum of 90' x 20' with 25' radii and within a 110' x 40' **public right-of-way or 90' x 30' private servitude of access.**

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ORDINANCE NO. SR16-01

REVISIONS TO SECTION 17-4020.E.5 AND 17-4032.L
IN APPENDIX IV OF THE PARISH UNIFIED LAND
DEVELOPMENT CODE PERTAINING TO CUL-DE-SAC
AND T-TURNAROUND REQUIREMENTS.

PURPOSE: The purpose of this ordinance is to revise language in Section 17-4020 and 17-4032 in Appendix IV of the Subdivision Regulations of the Unified Land Development Code.

WHEREAS: Ascension Parish is a local governmental subdivision as defined by Article VI, Section 44 of the Louisiana Constitution of 1974, and

WHEREAS: The Parish of Ascension is the governing and responsible body within this jurisdiction, and

WHEREAS: Article VI of the Home Rule Charter of Ascension Parish, adopted May 4, 1993, identifies the process and manner in which to adopt ordinances regulating the lands of this Parish, and

WHEREAS: This code was incorporated as Appendix IV – Subdivision Regulations of the Parish Unified Land Development Code adopted December 17, 2009, and

BE IT ORDAINED by the Ascension Parish Governing Authority that Section 17-4020 and 17-4032 in Appendix IV of the Unified Land Development Code is hereby amended as follows.

These changes are adopted as follows:

See attached Appendix IV – Section 17-4020.E.5 (Exhibit 1) and 17-4032.L (Exhibit 2)

SEVERABILITY: In the event that any portion of this Ordinance is ever held invalid or unconstitutional for any reason by any court of competent jurisdiction over it, such portion shall be deemed a separate, distinct, and independent provision(s) and shall not affect the validity of the remaining portion(s) of the Ordinance.

EFFECTIVE DATE: This ordinance shall be in full effect as permitted by law

EXHIBITS: Appendix IV – Section 17-4020.E.5 and 17-4032.L

ADOPTION: This ordinance having been submitted to a vote, the vote thereon was as follows:

Oliver Joseph, Bill Dawson, Travis Turner, Dempsey Lambert, Teri Casso, Randy Clouatre, Aaron Lawler, Todd Lambert, John Cagnolatti, Benny Johnson, Daniel Satterlee

Yeas:

Nays:

Not Voting:

Absent:

And this ordinance was passed on this ____ day of _____, 2016.

Attest: President's Clerk

Kenny Matassa, Parish President

Exhibit 1

17-4020. Major Subdivision Design Guidelines:

E. Block Standards

1. Block lengths shall not exceed the standards as set in Table C.
2. In blocks over 900 feet in length the planning commission may require a pedestrian crosswalk with a right-of-way not less than ten (10) feet in width to provide circulation, or access to schools, playgrounds, shopping centers, transportation, or other community facilities.
3. In the case where lot widths are mixed, block lengths listed (Appendix I - Table C) shall apply to the longer distance, if there are at least 20% of the larger lots located in the block.
4. When a normal block arrangement is impossible or undesirable, there may be established one (1) or more "places". Such a "place" may be in the form of a court, a street with a cul-de-sac, t-turnaround, or other arrangement approved by the planning commission; provided, however, that proper access shall be given to all lots from a dedicated street or court. Appendix IV: Subdivision Regulations
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5. A cul-de-sac, as described in Section 17-40100, or a t-turnaround, as provided for in Section 17-4032(L), shall be required at the end of all dead-end streets within public right of ways or private servitudes of access.
(SR07-01, 1/18/07; DC09-09, 12/17/09; SR13-9, 10/3/13; SR16-01 2/18/16)

Exhibit 2

17-4032. Street Requirements:

L. T-turnaround or L-turnaround pavement shall be a minimum of 90' x 20' with 25' radii and within a 110' x 40' public right-of-way or 90' x 30' private servitude of access.

(SR07-01, 1/18/07; SR07-02, 10/4/07; DC09-09, 12/17/09; SR16-01 2/18/16)