



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Planning Commission

March 9, 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**
 - (A) **Swearing in of New Commission Members**
- 7. Minutes**
 - (A) **Approval or Denial of the Minutes of the February 10, 2016 Planning Commission Meeting**
 - (B) **Approval or Denial of the Minutes of the February 10, 2016 Joint Planning and Zoning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Charles A. Martine Property - Lot 2
 - (B) **Affidavit of Mortgage Declaration**
Charleston Subdivision - Lots 52 & 53 (Brian & Laurie Jacobson)
 - (C) **Affidavit of Mortgage Declaration**
Carroll Clark, Sr. Property - Lot 5-A-1-A (David B. Fazekas)
- 9. Public Hearing to Approve or Deny the Following Preliminary Plats:**
 - (A) **Riverton**
Quality Engineering & Surveying, LLC
(Council District 3)
- 10. Public Hearing to Approve or Deny the Following Subdivision Final Plat:**

- (A) **The Grove at Ascension**
McLin Taylor, Inc.
(Council District 5)
- (B) **Germany Oaks Subdivision**
Quality Engineering & Surveying, LLC
(Council District 11)
- (C) **River Landing - Second Filing**
~~Quality Engineering & Surveying, LLC
(Council District 5)~~
This item was pulled from the agenda prior to meeting by the engineer.
- (D) **Woodland Manor - First Filing**
Quality Engineering & Surveying, LLC
(Council District 10)

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

- (A) **Ordinance DR16-05: Revisions to the Drainage Regulations in the Unified Land Development Code pertaining to Drainage Impact Study Modeling Event**

12.Staff Report

13.Engineering Staff Report

14.Adjourn



Description: Swearing in of New Commission Members



Description: Approval or Denial of the Minutes of the February 10, 2016 Planning Commission Meeting

ATTACHMENTS:

Description

Feb 10 2016 Planning Comm Minutes

Upload Date

3/1/2016

Type

Cover Memo

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
February 10, 2016

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, February 10, 2016 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 Matthew Pryor.

II. Roll Call of Members

The following members were present:

Morrie Bishop, Matthew Pryor, Joshua Ory, Jackie Callender

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development

Cody Martin – Legal Counsel

Ricky Compton – Director, Planning and Development

Rhonda Braud – Engineer

Joey Tureau – Engineer

V. Chairman's Comments

Chairman had no comments.

VI. Approval or Denial of the Minutes of the January 13, 2016 Planning Commission Meeting

Commission Action: Moved by Mr. Jackie Callender, seconded by Mr. Morrie Bishop and unanimously adopted, to approve the January 13, 2016 Planning Commission minutes as presented.

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

A) Carroll Clark, Sr. Property – Lots 5-A-1-A-1 and 5-A-1-A-2

The subject property is located on Bluff Road in Council District 8 and is zoned Conservation (C). The application is on behalf of David B Fazekas by Benchmark Group, LLC.

The owner is proposing a family partition of a Lot 5-A-1-A into Lots 5-A-1-A-1 (1.01 acres) and 5-A-1-A-2 (1.51 acres). The applicant will retain Lot 5-A-1-A-2 and transfer Lot 5-A-1-A-1 to his daughter. Lot 5-A-1-A-2 is accessed by C

Clark Lane, an existing 20' private servitude of passage and Lot 5-A-1-A-1 is accessed both by C Clark Lane and Bluff Road.

STAFF REVIEW COMMENTS

The applicant is requesting a variance to maintain the 20' width of the existing private access servitude, C Clark Lane.
Signatures are required for all existing users of C Clark Lane.

STAFF RECOMMENDATIONS

Staff recommends that the variance request be denied and the family partition be approved with the existing 20' private servitude of passage being increased to the required 30'.

Mr. Dave Fazekas with Benchmark Group, 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. Jackie Callender and unanimously adopted, to approve this family partition as presented granting the variance to maintain the 20' width of the existing private access servitude, C Clark Lane.

B) Janet Arnold Property – Lots 1-A-1 and 1-A-2

The subject property is located on Manchac Acres Road in Council District 7 and is zoned Medium Intensity (RM). The application is on behalf of Janet Arnold by Alvin Fairburn and Associates, LLC.

The owner is proposing a family partition of a Lot 1-A into Lots 1-A-1 (3.59 acres) and 1-A-2 (3.20 acres). This is a division among co-heirs with each receiving one of the lots as depicted on the plat. Lot 1-A-1 is accessed by Manchac Acres Road and 1-A-2 will be accessed by a proposed 30' private servitude of passage.

STAFF REVIEW COMMENTS

The required 12' utility servitude will have to be placed on adjacent Lot 1-B and the owner of that property will be required to sign the plat.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon the owner of Lot 1-B signing the plat to allow the servitude to be placed on his property.

Mr. Hunter Pickard with Alvin Fairburn and Associates, LLC presented this family partition.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Jackie Callender, seconded by Mr. Joshua Ory and unanimously adopted, to approve this family partition contingent on a predial servitude agreement being completed and filed with the Clerk of Court's office that identifies Lot 1-B having this additional 12' utility servitude.

C) Jennifer Joan Schexnaydre Property – Lots 1B-4A-2-A and 1B-4A-2-B

The subject property is located on Crown Road in Council District 3 and is zoned Medium Intensity (RM). The application is on behalf of Jennifer Schexnaydre by Quality Engineering and Surveying, LLC.

The owner is proposing a family partition of a Lot 1B-4A-2 into Lots 1B-4A-2-A (1.000 acres) and 1B-4A-2-B (10.51 acres). The applicant will retain Lot 1B-4A-2-B and transfer Lot 1B-4A-2-A to her mother.

STAFF REVIEW COMMENTS

The applicant is requesting a variance to allow for the intersection of 2 private servitudes of access.

Signatures are required for all existing users of Crown Road.

STAFF RECOMMENDATIONS

Staff recommends that the variance request be denied as the following ordinance specifically prohibits the intersection of private servitudes of access:

“No more than one (1) private servitude of access, of at least thirty (30') feet in width, shall be allowed across a tract or lot as exists at the time that approval is given by the Planning & Zoning Commission for the access servitude. Even if said existing tract or lot is subsequently subdivided, no further access servitudes shall be allowed. In addition, no private access servitude may be created that intersects with an existing private access servitude.”

Mr. George McCallum with Quality Engineering & Surveying, LLC presented this family partition.

Public hearing was opened.

The following spoke:

1 – Jennifer Schexnaydre (applicant)

Public hearing was closed.

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Morrie Bishop and adopted by the following roll call vote, to approve this family partition as presented and granting the variance to allow for the intersection of two (2) private servitudes of access.

YEAS: Morrie Bishop, Joshua Ory, Matthew Pryor
NAYS: Jackie Callender
ABSENT: None
3 YEAS, 1 NAYS, 0 ABSENT, and the motion CARRIED.

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

A) Brookstone

The subject property is located on Braud Road approximately 2015 feet south of Parker Road in Council District 7 and is zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

The property is 28.76 acres and the applicant is proposing a major subdivision containing 86 single family residential lots. Lots range from 50 – 100 feet wide with a minimum size of 6,250 square feet. The subdivision will include 2.0 acres of designated park space.

STAFF REVIEW COMMENTS

Planning department comments:

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

Drainage impact study:

See attached letter from Quality Engineering containing drainage impact study comments and responses.

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, because of frequent flooding issues on adjacent properties and a drainage impact study that has not yet been approved by the Engineering department, staff cannot recommend approval at this time.

Mr. Jared Beiriger on behalf of Quality Engineering & Surveying, LLC presented this preliminary subdivision plat.

Mrs. Rhonda Braud explained there has been a change in the way the drainage studies will be approved. She stated she has given approval to the drainage study at this point but the engineering firm has to state and prove during the construction phase that they meet code and hydraulics work, otherwise the construction plans will not be approved.

Chairman Pryor acknowledged the following Councilmen that are in attendance at tonight's meeting: Councilman Aaron Lawler, Councilman Bill Dawson, Councilman Daniel Satterlee, and Councilman John Cagnolatti

Public hearing was opened.

The following spoke:

- 1 – Councilman Aaron Lawler – against development (major concern was drainage/flooding)
- 2 – Paul Underwood – against development (major concern was drainage/flooding)
- 3 – Councilman Daniel Satterlee – neither for or against development
- 4 – Chris Charles – against development (major concern was drainage/flooding)
- 5 – Dawn Alleman – against development (major concern was drainage/flooding)
- 6 – Keith Lirette – neither for or against development (major concern was drainage/flooding)
- 7 – Dwayne J Vargo – neither for or against development (major concern was drainage/flooding)
- 8 – Brandon DuFren – for development

Public hearing was closed.

Commission Action: Moved by Mr. Jackie Callender, seconded by Mr. Morrie Bishop, this preliminary subdivision plat was denied by the following roll call vote:

Yeas: Jackie Callender – *Not certain the proposal that is being made will not exacerbate conditions that exist at this point.*

Morrie Bishop – *For health, safety and welfare. He feels it's a heavily congested area and obviously has many flooding problems now and it's obvious the previous subdivisions' studies have not been absolutely correct because there are flooding problems and he doesn't want to exacerbate the flooding issue.*

Matthew Pryor – *Not comfortable until current drainage issues can be worked out and submitted back to the engineering staff to rectify the problems so the people that are already there and have vested interest in their homes and personal property can enjoy and not feel worried about an increased amount of water flowing onto their property from this development.*

Nays: Joshua Ory – *Feels the issues discussed can be worked out as construction plans go and as more data is collected, hopes the other situations and miscalculations can be rectified.*

(3) Yeas; (1) Nay (0) Absent and motion CARRIED.

B) Silver Oaks PUD – Revision to Final Development Plan

The subject property is located on the south side of Germany Road approximately 1500 feet east of Airline Hwy in Council District 9 and is currently zoned as planned unit development (PUD). The application is on behalf of Ascension Properties INC by Quality Engineering and Surveying, LLC.

The final development plan was originally approved by the Planning Commission on February 11, 2015 and revised in December of 2015. The applicant is requesting approval of a revision to the final development plan.

The revision being proposed removes the connection between the single family and multifamily portions of the development, adds additional units and appropriate parking to the multi family portion of the development, and adds a pool and shade pavilion with restrooms to the single family portion.

Phase 1 - Single family

Pool - at least 600 square feet in size has been added

Pool deck – at least 1000 square feet has been added

Shade pavilion with restroom has been added

Pedestrian access near lots 14 and 15 has been removed

Phase 2 and 3 - Multi family

Units increased from 280 to 336 (+56)

Bedrooms increased from 440 to 528 (+88)

Parking increased from 521 to 528 (+7)

Density in multifamily increased from 15.5 units/acre to 18.7 units/acre

Total gross density increased from 11.3 units/acre to 13.2 units/acre

STAFF REVIEW COMMENTS

In the current approved final development plan the single family residents would have access to the pool at the multi family area. However, removal of the connection between the single family and multifamily prevents the single family residents from accessing the pool. In exchange for this, the developer is adding a pool to the single family portion.

Staff feels that the increase in the number of units is negligible because of the improvements at the Germany/Airline intersection that the developer has already agreed to provide.

STAFF RECOMMENDATIONS

Staff recommends approval.

Mr. Joe Labbe with Quality Engineering and Surveying, LLC presented this revised final development plan.

Mr. Labbe noted the developer has agreed with the adjacent property owner to provide a fence along the eastern property line. He stated this is not included in the plan presented tonight.

Public hearing was opened.

The following spoke:

1 – C. J. Barrois – neither for or against development

Public hearing was closed.

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this revision to final development plan with the addition of the fence being placed along the eastern property line.

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

A) ~~Dutchtown Meadows~~

~~MR Engineering & Surveying, LLC
(Council District 8)~~

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

B) ~~Germany Oaks Subdivision~~

~~Quality Engineering & Surveying, LLC
(Council District 11)~~

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

C) ~~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.

D) ~~Woodland Manor – First Filing~~

~~Quality Engineering & Surveying, LLC
(Council District 10)~~

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

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

A) Ordinance SR16-1: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Cul-de-sac and T-turnaround requirements

Mr. Ricky Compton presented and explained the revisions to the code pertaining to Cul-de-sac and T-turnaround requirements. *(See Attachment A)*

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Jackie Callender, seconded by Mr. Joshua Ory and unanimously adopted, to recommend approval to the Parish Council revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Cul-de-sac and T-turnaround requirements. *(See Attachment A)*

B) 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

Mr. Ricky Compton asked that this proposed revision to ordinance be postponed until there has been more time to work out the details relevant to impact fees and how those would affect this ordinance.

Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Morrie Bishop and unanimously adopted, to table this proposed ordinance revision until a later date.

XI. Staff Report

No report.

XII. Engineering Staff Report

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

- 5 in bond
- 16 in infrastructure
- 8 with construction plans under review
- 10 in preliminary review (drainage or traffic has not been approved yet)
- 5 preliminary applications submittals
- 38 commercial sites in some form of infrastructure

Mrs. Braud also requested a public hearing at the next regularly scheduled Planning Commission meeting to revise the Drainage Regulations in the Unified Land Development Code, Section 17-5013 (B). She would like where it says “policy” to summarize what the policy says and put it into an ordinance.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Joshua Ory and unanimously adopted, to hold a public hearing at the next regularly scheduled Planning Commission meeting to revise the Drainage Regulations in the Unified Land Development Code, Section 17-5013 (B).

XIII. Adjourn

A motion was made by Mr. Joshua Ory, meeting was adjourned at 7:39 p.m.

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.**

17-40100. Definitions

Dead-end street: Any street or portion of a street that is open for vehicular traffic at one end only. (SR16-01 2/18/16)

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



ORDINANCE NO. SR16-01

**REVISIONS TO SECTION 17-4020.E.5, 17-4032.L AND
17-40100 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, 17-4032 and 17-40100 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, 17-4032 and 17-40100 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) 17-40100 (Exhibit 3)

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, 17-4032.L and 17-40100

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
Page 24 of 57
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**)

Exhibit 3

17-40100. Definitions

Dead-end street: Any street or portion of a street that is open for vehicular traffic at one end only. (SR16-01 2/18/16)



Description: Approval or Denial of the Minutes of the February 10, 2016 Joint Planning and Zoning Commission Meeting

ATTACHMENTS:

Description	Upload Date	Type
Feb 10 2016 Jnt P&Z Comm Minutes	3/1/2016	Cover Memo

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
JOINT PLANNING AND ZONING COMMISSION
February 10, 2016

The Joint Planning and Zoning Commission of the Parish of Ascension held a Public Meeting on Wednesday, February 10, 2016 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 at 7:46 p.m. by Chairman Matthew Pryor.

II. Roll Call of Members

The following members were present:

Morrie Bishop, Jackie Callender, Matthew Pryor, Joshua Ory

The following members were absent:

None

III. Introduction of Staff

Stacie Webb – Secretary for Planning and Development

Cody Martin – Legal Counsel

Ricky Compton – Director, Planning and Development

IV. Chairman's Comments

Chairman had no comments.

V. Public Hearing to Recommend Approval or Denial to the Parish Council to Consider the following:

A) Silver Oaks PUD – Revision to Development Agreement

See "Attachment A", Development Agreement DA15-01 for Silver Oaks PUD Ordinance No. ZM14-15.

Mr. Joe Labbe with Quality Engineering & Surveying, LLC presented this revision to development agreement.

Public hearing was opened.

No comments.

Public hearing was closed.

Planning Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Jackie Callender and unanimously adopted, to recommend approval to the Parish Council revisions to Silver Oaks Planned Unit Development (PUD) Development Agreement with the addition to adding the language regarding a fence agreed to by the developer along the eastern property line.

Zoning Commission Action: Moved by Mr. Joshua Ory, seconded by Mr. Morrie Bishop and unanimously adopted, to recommend approval to the Parish Council revisions to Silver Oaks Planned Unit Development (PUD) Development Agreement with the addition to adding the language regarding a fence agreed to by the developer along the eastern property line.

VI. Adjourn

Moved by Mr. Morrie Bishop, the meeting adjourned at 7:50 p.m.

Matthew Pryor, Chairman

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Kenny Matassa
Parish President

UNITED STATE OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

DEVELOPMENT AGREEMENT DA15-01
FOR SILVER OAKS PUD ORDINANCE NO. ZM14-15

Ver. 4.8.15

BE IT KNOWN, that on the dates herein as executed by both parties, an agreement was made between the Parish of Ascension, hereafter identified as "Parish", and Ascension Properties, Inc., hereafter identified as "Owner", have come to an agreement to allow construction of a Planned Unit Development, with special stipulations that shall run with the land and be of a personal obligation to each party.

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 over the zoning and regulations within this jurisdiction, and

WHEREAS: The Development Agreement is prepared consistent with authority of LA. Revised Statutes 33:4780.21 subpart and Appendix VI, Section 17-6010(B) of the Ascension Parish LDC, and

WHEREAS: Ascension Properties, Inc., the owner of the Silver Oaks PUD development property, has submitted and received an approval with conditions on the concept plan identified as Silver Oaks PUD by the Parish Council with conditions on January 22, 2015 (Ord. #ZM14-15), and

WHEREAS: The Silver Oaks PUD was processed and approved consistent with Appendix VI of the Ascension Parish Unified Land Development Code.

PARISH OF ASCENSION
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PLANNING DEPARTMENT



Kenny Matassa
Parish President

WHEREAS: The final development plan was reviewed and approved by the Planning Commission on February 11, 2015 and

WHEREAS: This final development agreement was reviewed and approved by the Parish Council on _____ and

WHEREAS: The "Parish" and "Owner" come to an agreement to permit and regulate a large scale development identified as Silver Oaks PUD and said agreements, conditions, obligations, and otherwise terms are outlined below.

NOW THEREFORE, the following considerations, terms, conditions, and obligations are agreed to, understood, and accepted by the "Owner":

A. Silver Oaks Subdivision

- a. Access shall be granted from Germany Road and the owner shall construct an east bound right turn lane on Germany Road at Silver Oaks Drive requires 155 feet of deceleration length in addition to a 165 feet taper length that will be constructed in the first phase.
- b. Owner shall construct 4' wide sidewalks on all common areas with construction of subdivision improvements.
 - i. The sidewalks shall be placed 0.5' from the right-of-way line but not within the 12 feet utility servitude.
 - ii. The sidewalks shall be the property of the Home Owners Association and the Home Owners Association documents shall reflect the necessary maintenance and liability language.
 - iii. The sidewalks shall be constructed meeting the ADA standards.
 - iv. The sidewalks shall be constructed using 3,500 psi concrete, 4 inches thick.

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Kenny Matassa
Parish President

- v. The sidewalks shall have expansion joints every 48 feet with control joints every 6 feet.
- c. Homebuilders shall construct 4' wide sidewalks with each home prior to C.O. from side property line to property line adjacent to the front boundary within the appropriate sidewalk easement.
 - i. The sidewalks shall be placed **0.5' from the right-of-way line but not within** the 12 feet utility servitude.
 - ii. Home Owners Association documents shall include the necessary language to require that each lot construct sidewalks with the **completion** of each lot.
 - iii. The sidewalks shall be the property of the Home Owners Association and the Home Owners Association documents shall reflect the necessary maintenance and liability language.
 - iv. The sidewalks shall be constructed meeting the ADA standards.
 - v. The sidewalks shall be constructed using 3,500 psi concrete, 4 inches thick.
 - vi. The sidewalks shall have expansion joints every 48 feet with control joints every 6 feet.
- d. Common areas will be provided within the subdivision for residents to gather and play.
- e. Owner shall provide the following amenities in phase 1. All amenities are indicated on sheet 1 of the Final Development Plan. – This document is included in the development agreement and in Appendix A.
 - i. Swimming pool of at least a size of 600 square feet.
 - ii. Pool side deck of at least a size of 1,000 square feet.
 - iii. A shade pavilion with restroom.

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Kenny Matassa
Parish President

- f. Owner shall be responsible for maintenance of the “common” areas until such time a Home Owners Association is created and legally takes over that responsibility.
- g. Entry columns for the subdivision entrance will be constructed in phase 1. Conceptual design of the columns can be found on sheet 3 of the Final Development Plan – This document is included in the development agreement and in appendix A.
- h. One class “A” tree is to be provided per lot. Trees must be planted prior to C.O. being issued for each lot. Landscape plan is to be found on sheet 2 of the Final Development Plan – This document is included in the development agreement and in appendix A.
- i. Landscaping shall be installed consistent with the approved Landscaping Plan included in the Final Development Plan package and maintained throughout the entire project construction.
- j. Park/common area landscaping shall be completed by the Owner when water becomes available for irrigation within the associated filing but before the issuance of half of the certificates of Occupancy for that filing.

B. Silver Oaks Apartments

- a. Owner shall obtain and permit access from Louisiana Department of Transportation and Development on Airline Highway (US 61) and construct a northbound right turn lane on Airline Highway (US 61) with a 365 feet of deceleration length in addition to a 165 feet taper length in phase 2.
- b. Vehicular and pedestrian access shall be granted and constructed from the proposed Silver Oaks Drive in phase 2
- c. Owner shall permit with Louisiana Department of Transportation and Development and construct an exclusive right turn lane for the

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Kenny Matassa
Parish President

westbound approach on Germany Road at Airline Highway (US 61) before the Certificate of Occupancy (C.O.) is issued on the 10th building.

- d. Owner shall provide the following amenities in phase 2. All amenities are located near the clubhouse as indicated on sheet 1 of the Final Development Plan and in detail on sheet 3 – This document is included in the development agreement and in appendix A.
- i. Swimming pool of at least a size of 1,000 square feet.
 - ii. Pool side deck of at least a size of 2,000 square feet.
 - iii. Playground area with play equipment for 2-12 years of age.
 - iv. A shade pavilion (16' x 20' in size)
- e. Sidewalks will be provided for pedestrian access throughout the site connecting the apartments to the surrounding parking, pond, playground, and pool area. The construction of these sidewalks are to take place at the time of the phase indicated on the Final Development Plan. Sidewalks are to be constructed as noted in section A. No pedestrian connection will be made between the subdivision and apartments.
- f. Perimeter fencing is to be constructed adjacent to the residents along the south side of the property in phase 2 and adjacent to the residents in phase 3 as indicated in the Final Development Plan sheet 2.
- g. Entry signs for the apartment complex are to be constructed in phase 2 and 3. Conceptual design of the signs are to be found on sheet 3 in the Final Development Plan – This document is included in the development agreement and in appendix A.
- h. A proposed clubhouse with a maintenance room is to be constructed in phase 2 at the front main entrance of the apartment complex as seen in

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PLANNING DEPARTMENT



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Parish President

the FDP on sheet 1 and 6 – This document is included in the development agreement and in appendix A.

- i. Mail kiosk is to be constructed in phase 2 at the front entrance of the apartment complex as seen in the FDP on sheet 1 and 6 – This document is included in the development agreement and in appendix A.
 - j. Gate entry will be constructed in each phase 2 and 3 at each of the entrances as seen on the FDP on sheet 1 and 6 – This document is included in the development agreement and in appendix A.
 - k. Craftsman style architecture with large roof over hangs, gable roofs and decorative wood bracket supports. Materials include brick, cementitious board lap siding (hardipanel), cementitious board shake siding (hardipanel) on gable ends, double 6/1 lite vinyl single hung windows and Architectural grade shingles.
- C. Owner shall ensure that each phase or filing adheres to the approved Drainage Impact Study.
- D. Owner to provide sewer collection and treatment for both the subdivision and apartment complex.

AND FURTHER, The following considerations, terms, conditions, and obligations are agreed to, understood, and accepted by the “Parish”:

- A. Variances have been granted from the current Unified Land Development Code as follows:
- a. Section 17-2045(A) The maximum number of dwelling units for an apartment building is 48 units per development.
 - b. Table (B): Maximum building height of 35’.

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Kenny Matassa
Parish President

- B. Parish grants PUD zoning approval contingent with the densities, setbacks, heights, land uses, etc. as outlined in the approved Master Plan, Ordinance ZM14-15.

SEVERABILITY: In the event that any portion of this agreement 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 and shall not affect the validity of the remaining portions of the agreement.

DEFAULT / VIOLATION: Any act of violation or lack of fulfillment to any obligation herein shall be deemed a breach of contract and shall nullify the agreement in entirety until such agreement is brought back into compliance by either party. In the event of a default, violation, or expiration of the agreement, the Owner shall be notified of such violation and given 45 days in which to rectify the situation. If such correction is not obtained or pursued by the owner within the 45 days, the Parish may issue a stop work order on any or all active permit(s) for the Silver Oaks PUD until such conflict is brought into compliance with this agreement. No work or permits shall continue or be granted until the agreement is brought into compliance or the work being sought is brought into compliance with this agreement. This section does not preclude any federal, state, or local law of jurisdictional enforcement of the appropriate and applicable regulations in place.

EFFECTIVE DATE: This agreement comes into full affect the day the latest signature is executed below.

GENERAL PROVISIONS: This agreement shall adhere the following general provisions:

- A. This agreement is and shall constitute a contract under and in accordance the laws of the State of Louisiana.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Kenny Matassa
Parish President

- B. This agreement may not be changed or terminated orally.
- C. This agreement and the rights, interest or obligations of Owner under this agreement may be assigned, sold or delegated by Owner to any party (the "Transferee"), without the prior written consent of the Parish, so long as the Transferee recognizes this Agreement in the Act of Transfer and Assumes the obligations of Owner under this Agreement as to the Property so transferred by Owner to Transferee. Upon the assignment, sale or transfer by Owner according to this Agreement, the Owner will be relieved of the responsibility or obligations arising under this Agreement as to the Property and obligations so assigned, sold or transferred." The "owner" shall provide written notice to the "Parish" of the change of "owner" and the applicable property and obligations so transferred.
- D. Upon fully execution of this agreement, the Owner shall have this agreement recorded in the Clerk of Court within 7 business days from final execution of the agreement.
- E. A certified recorded copy shall be provided to the Parish Planning and Development Department within 7 business days from recording.
- F. Amendments may only be made with both parties agreeing in writing and recording.
- G. No other change in regulation, jurisdiction, or outside 3rd party influence shall affect this agreement, including but not limited to relaxation in policy or ordinances, change in political jurisdiction, etc.
- H. All communication pertaining to this agreement shall be certified mail to the below locations:

Parish President
Parish of Ascension
208 E. Railroad Street
Gonzales, LA. 70737

President or Managing Member
Ascension Properties, Inc.
16326 Blaise Road
Prairieville, LA 70769

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Kenny Matassa
Parish President

**Copies to Planning and Development Director and the Planning Commissioners at:
42077 Churchpoint Rd.
Gonzales, LA. 70737**

EXPIRATION: This agreement shall not expire and shall run with the land, the “owner”, and “parish”. Modifications to this agreement shall require both parties’ execution and recordation of agreed action to this agreement. The Parish shall retain the authority to terminate this agreement at such time obligations are met. Official termination shall be filed in the Clerk of Court official records for the parish.

EXHIBITS:

A. Final Development Plan Set

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Kenny Matassa
Parish President

IT IS AGREED THAT I HAVE FULLY READ AND UNDERSTAND ALL COVENANTS, RESTRICTIONS, OBLIGATIONS, AND PROVISIONS SET FORTH IN THIS AGREEMENT AND HAVE DULY AND WILLINGLY ACKNOWLEDGED AND EXECUTED THIS AGREEMENT:

Attest: _____
Randy Clouatre,
Parish Council Chair _____
Date: _____

Attest: _____
Matt Pryor,
Planning Commission Chair _____
Date: _____

Attest: _____
Kenny Matassa,
Parish President _____
Date: _____

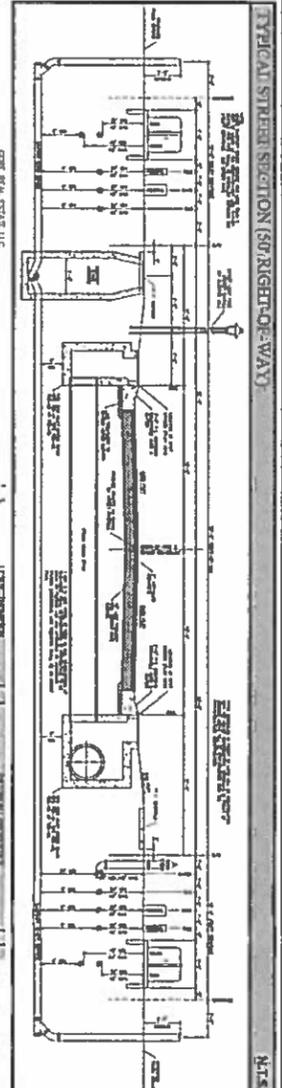
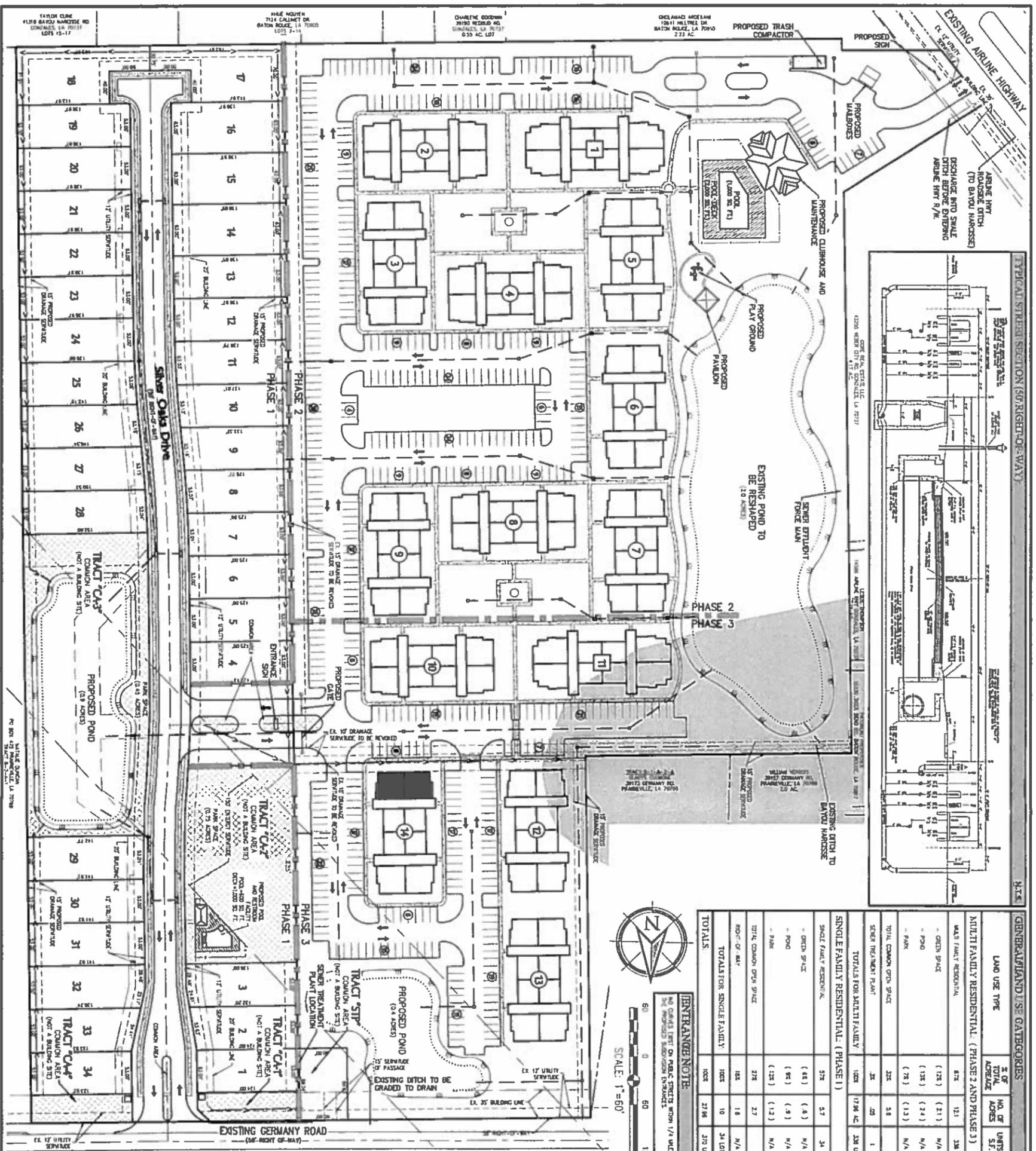
Attest: _____
Chris Ingram,
Ascension Properties, Inc. _____
Date: _____

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

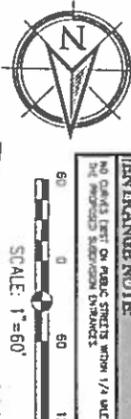


Kenny Matassa
Parish President

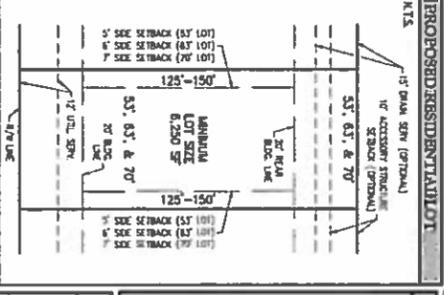
EXHIBIT A



GENERAL/LAND USE CATEGORIES				
LAND USE TYPE	S.F. OF TRACT AREA	NO. OF UNITS/S.F.	PROPOSED (USES)	DENSITY/ACRE SITE DENSITY
MULTI-FAMILY RESIDENTIAL (PHASE 2 AND PHASE 3)				
MULTI-FAMILY RESIDENTIAL	876	121	APARTMENTS	13.7 UNITS/AC
- OPEN SPACE	(123)	(2.1)	LANDSCAPE/PLANTING AREAS	N/A
- POND	(135)	(2.4)	WET DETENTION AREA	N/A
- PARK	(78)	(1.1)	PARK/PLAYGROUND	N/A
TOTAL COMMON OPEN SPACE	336	3.6		
SERVICES TREATMENT PLANT	35	1	WASTEWATER SERVICE	N/A
TOTALS FOR MULTI-FAMILY	1022	126 UNITS		(OVERALL DENSITY) 16.7 UNITS/AC
SINGLE-FAMILY RESIDENTIAL (PHASE 1)				
SINGLE-FAMILY RESIDENTIAL	576	37	SINGLE-FAMILY RESIDENTIAL LOTS	3.4 UNITS/AC
- OPEN SPACE	(44)	(0.8)	LANDSCAPE/PLANTING AREAS	N/A
- POND	(91)	(0.9)	WET DETENTION AREA	N/A
- PARK	(125)	(1.1)	PARK/PLAYGROUND	N/A
TOTAL COMMON OPEN SPACE	216	2.7		
ROOF OF BAY	182	1.8		N/A
TOTALS FOR SINGLE-FAMILY	1022	10 UNITS		(OVERALL DENSITY) 3.4 UNITS/AC
TOTALS	1022	276 UNITS		(OVERALL DENSITY) 13.7 UNITS/AC



LEGEND	
[Symbol]	FLOOD ZONE "X"
[Symbol]	COMMON AREAS
[Symbol]	EXIST. CONTIGUA
[Symbol]	EXIST. DITCH
[Symbol]	150' BUFFER SERVICE
[Symbol]	PROPOSED SERVICES
[Symbol]	PROPOSED DRAINAGE PER (SUBJECT TO CHANGE)
[Symbol]	PROPOSED DRAINAGE STRUCTURES (SUBJECT TO CHANGE)
[Symbol]	(1) PROPOSED TYPE 1 BUILDING
[Symbol]	(2) PROPOSED TYPE 2 BUILDING



The Architectural Studio

JAMES D. DODDS ARCHITECT AIA

LANCE MALLEY ARCHITECT AIA

440 North Seventh Street
Baton Rouge, LA 70802
Phone: (225) 755-1777
Info: info@archstudio.com

QUALITY

1400 Highway 42, Baton Rouge, LA 70802
Phone: (225) 755-1777
Fax: (225) 755-1887
www.qualityla.com

ASCENSION PROPERTIES INC.
1416 BLAINE RD.
PRATTVILLE, LA 70769

FINAL DEVELOPMENT PLAN
SILVER OAKS

NOTES:

RESIDENTIAL SUMMARY (SINGLE-FAMILY)
PHASE 1 - RESIDENTIAL LOT SIZES
77' x 125'-10" (3 LOTS)
57' x 125'-10" (2 LOTS)
57' x 125'-10" (2 LOTS)
34' TO ALL LOTS

APARTMENT SUMMARY (MULTI-FAMILY)
PHASE 2 - APARTMENT BUILDINGS: 103 UNITS/AC
PHASE 3 - APARTMENT BUILDINGS: 123 UNITS/AC
TOTAL APARTMENTS: 226
TOTAL COMMON AREAS: 336
TOTAL COMMON OPEN SPACE: 336
TOTAL COMMON OPEN SPACE PER ACRE: 3.6

GENERAL SUBDIVISION INFORMATION:

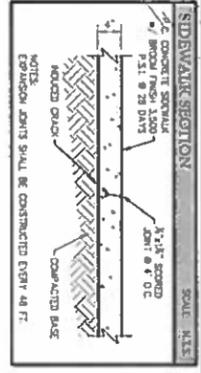
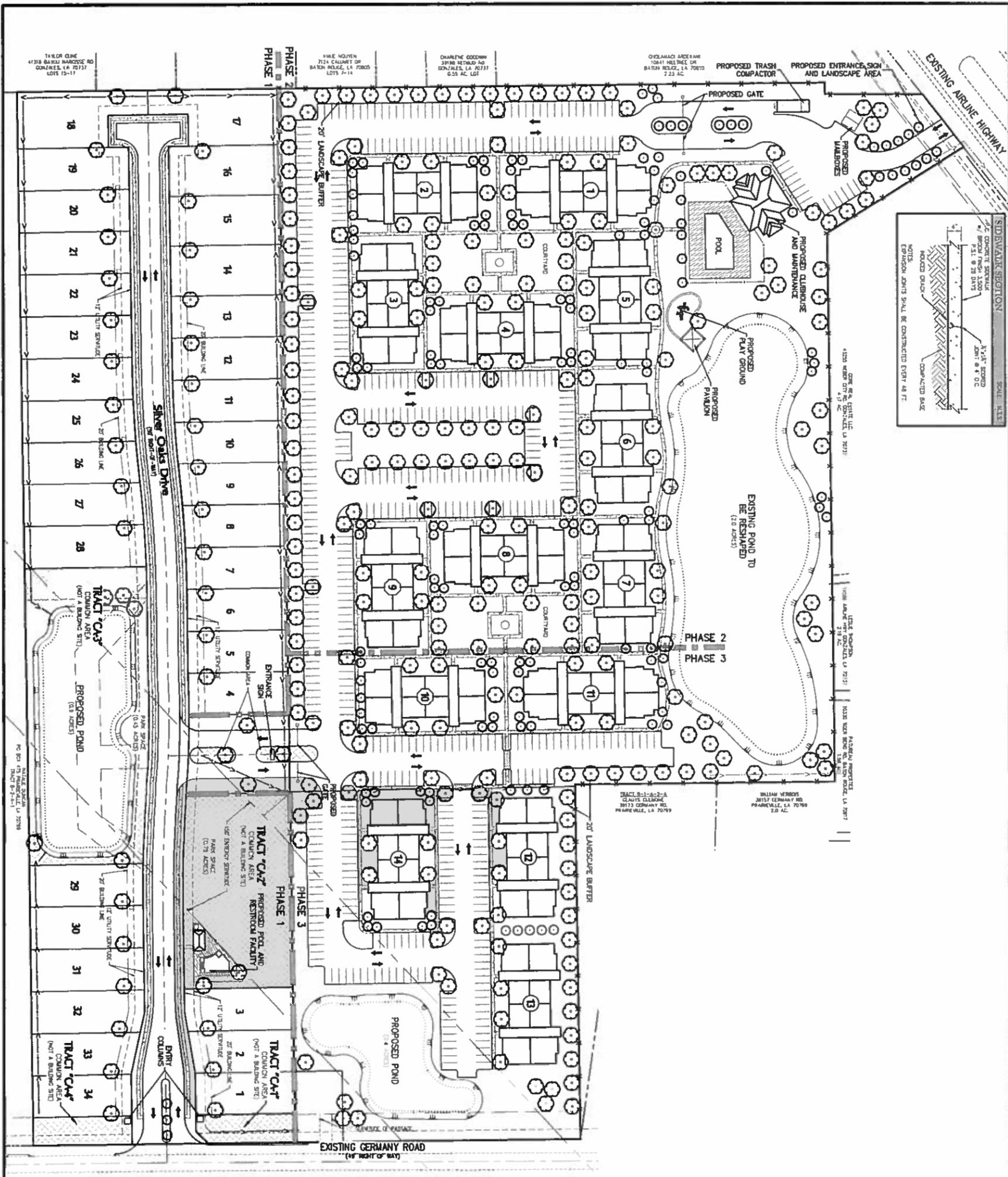
LAND CHARACTERISTICS: EXISTING NATURAL VEGETATION AND MATERIALS: MIXED
ACRES: 27.94 ACRES
SHEETS: SHEETS TWENTY-SEVEN (27) TOTAL WITH THIS SHEET
LETTERS OF INTENT TO BE SUBMITTED TO THE BOARD OF SUPERVISORS
ON A RESOLUTION BY THE BOARD OF SUPERVISORS. COUNTY BOARD WITH
CONSENT OF THE BOARD OF SUPERVISORS TO PROCEED WITH THE
SHEETS. SHEETS TWENTY-SEVEN (27) TOTAL WITH THIS SHEET.
WATER: ASCENSION WATER COMPANY
ELECTRIC: SERVICE AVAILABLE
GAS: SERVICE AVAILABLE
TELEPHONE: FANNING
CABLE: FANNING
FLOOD ZONE: "X" AND "Y" - FEMA FLOOD ZONING MAPS: 8-18-07
100 YR FLOOD: 145' FROM ASCENSION PARISH DP #
100 YR FLOOD: 145' FROM ASCENSION PARISH DP #
SCHOOL DISTRICTS: CENTRAL WOOD SCHOOL, DELAWARE PARISH SCHOOL.

NOTES:

REFER TO LANSKOPF PLAN FOR WELL LOCATION, BATTERY AREAS AND CIRCULATION
NOTES TO ARCHITECTURAL CONCEPT PLAN FOR BUILDING TYPE, ELEVATION, AND
GRID INFORMATION.

DATE: JANUARY 2011

SCALE: 1" = 2000'



LEGEND

- 0.50" 1" TREES (017 = 20)
- 1.00" 2" TREES (017 = 20)
- 1.50" 3" TREES (017 = 20)
- 2.00" 4" TREES (017 = 20)
- 2.50" 5" TREES (017 = 20)
- 3.00" 6" TREES (017 = 20)
- 3.50" 7" TREES (017 = 20)
- 4.00" 8" TREES (017 = 20)
- 4.50" 9" TREES (017 = 20)
- 5.00" 10" TREES (017 = 20)
- 5.50" 11" TREES (017 = 20)
- 6.00" 12" TREES (017 = 20)
- 6.50" 13" TREES (017 = 20)
- 7.00" 14" TREES (017 = 20)
- 7.50" 15" TREES (017 = 20)
- 8.00" 16" TREES (017 = 20)
- 8.50" 17" TREES (017 = 20)
- 9.00" 18" TREES (017 = 20)
- 9.50" 19" TREES (017 = 20)
- 10.00" 20" TREES (017 = 20)
- 10.50" 21" TREES (017 = 20)
- 11.00" 22" TREES (017 = 20)
- 11.50" 23" TREES (017 = 20)
- 12.00" 24" TREES (017 = 20)
- 12.50" 25" TREES (017 = 20)
- 13.00" 26" TREES (017 = 20)
- 13.50" 27" TREES (017 = 20)
- 14.00" 28" TREES (017 = 20)
- 14.50" 29" TREES (017 = 20)
- 15.00" 30" TREES (017 = 20)
- 15.50" 31" TREES (017 = 20)
- 16.00" 32" TREES (017 = 20)
- 16.50" 33" TREES (017 = 20)
- 17.00" 34" TREES (017 = 20)
- 17.50" 35" TREES (017 = 20)
- 18.00" 36" TREES (017 = 20)
- 18.50" 37" TREES (017 = 20)
- 19.00" 38" TREES (017 = 20)
- 19.50" 39" TREES (017 = 20)
- 20.00" 40" TREES (017 = 20)
- 20.50" 41" TREES (017 = 20)
- 21.00" 42" TREES (017 = 20)
- 21.50" 43" TREES (017 = 20)
- 22.00" 44" TREES (017 = 20)
- 22.50" 45" TREES (017 = 20)
- 23.00" 46" TREES (017 = 20)
- 23.50" 47" TREES (017 = 20)
- 24.00" 48" TREES (017 = 20)
- 24.50" 49" TREES (017 = 20)
- 25.00" 50" TREES (017 = 20)
- 25.50" 51" TREES (017 = 20)
- 26.00" 52" TREES (017 = 20)
- 26.50" 53" TREES (017 = 20)
- 27.00" 54" TREES (017 = 20)
- 27.50" 55" TREES (017 = 20)
- 28.00" 56" TREES (017 = 20)
- 28.50" 57" TREES (017 = 20)
- 29.00" 58" TREES (017 = 20)
- 29.50" 59" TREES (017 = 20)
- 30.00" 60" TREES (017 = 20)
- 30.50" 61" TREES (017 = 20)
- 31.00" 62" TREES (017 = 20)
- 31.50" 63" TREES (017 = 20)
- 32.00" 64" TREES (017 = 20)
- 32.50" 65" TREES (017 = 20)
- 33.00" 66" TREES (017 = 20)
- 33.50" 67" TREES (017 = 20)
- 34.00" 68" TREES (017 = 20)
- 34.50" 69" TREES (017 = 20)
- 35.00" 70" TREES (017 = 20)
- 35.50" 71" TREES (017 = 20)
- 36.00" 72" TREES (017 = 20)
- 36.50" 73" TREES (017 = 20)
- 37.00" 74" TREES (017 = 20)
- 37.50" 75" TREES (017 = 20)
- 38.00" 76" TREES (017 = 20)
- 38.50" 77" TREES (017 = 20)
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- 39.50" 79" TREES (017 = 20)
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- 43.50" 87" TREES (017 = 20)
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- 45.00" 90" TREES (017 = 20)
- 45.50" 91" TREES (017 = 20)
- 46.00" 92" TREES (017 = 20)
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- 47.00" 94" TREES (017 = 20)
- 47.50" 95" TREES (017 = 20)
- 48.00" 96" TREES (017 = 20)
- 48.50" 97" TREES (017 = 20)
- 49.00" 98" TREES (017 = 20)
- 49.50" 99" TREES (017 = 20)
- 50.00" 100" TREES (017 = 20)



The Architectural Studio
JAMES D. DODDS
 ARCHITECT A.A.
LANCE MALLEY
 ARCHITECT A.A.

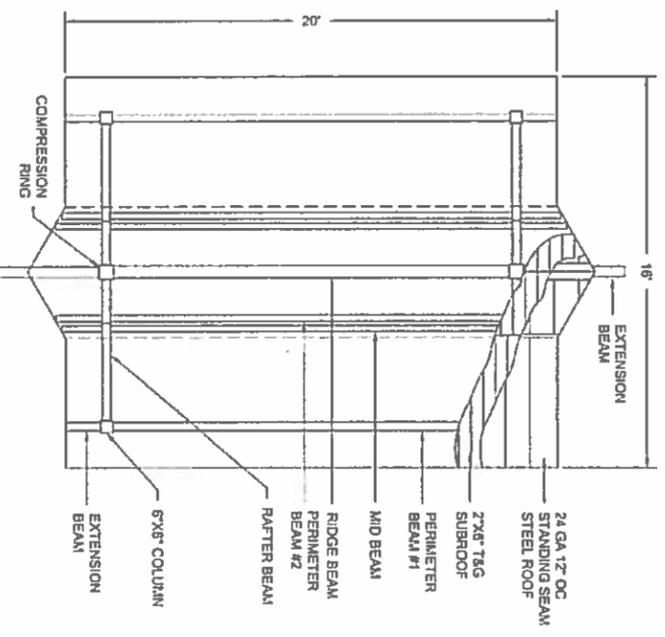
QUALITY
 L.L.C.
 1100 West 21st Street
 Metairie, Louisiana 70002
 TEL: (504) 885-1100
 FAX: (504) 885-1100
 www.qualityllc.com

PROJECT: CONCEPTUAL LANDSCAPE PLAN FOR SILVER OAKS
 DATE: 10/15/07
 SHEET: 2 OF 7

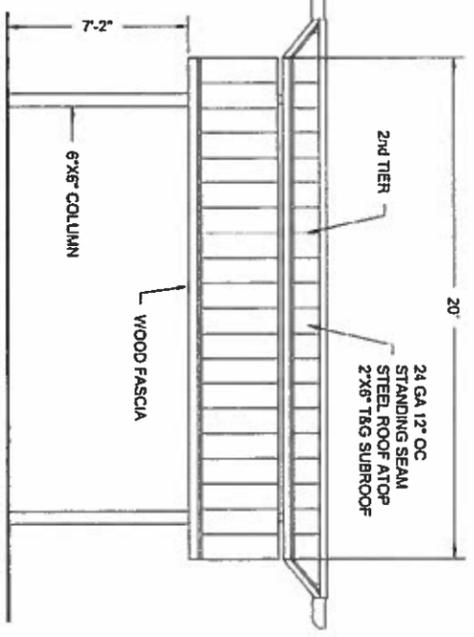
CONCEPTUAL LANDSCAPE PLAN
SILVER OAKS

PROJECT: SILVER OAKS
 LOCATION: SECTION 7, TOWNSHIP 15 NORTH, RANGE 14 EAST, PARISH OF ORLEANS, LOUISIANA

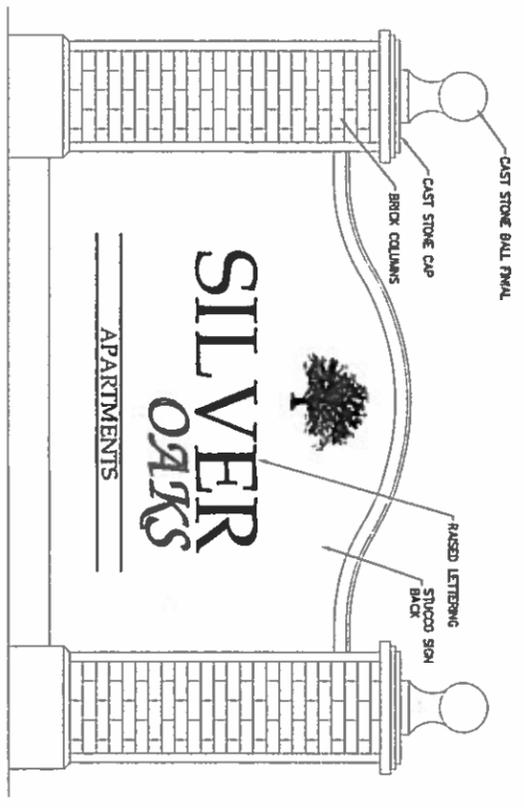
DESIGNED BY: JAMES D. DODDS
 ARCHITECT A.A.
 10000
 FRANKLIN, LA 70705



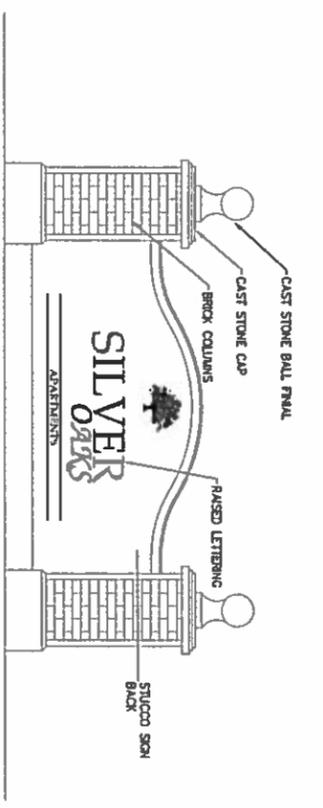
PLAN: 16' x 20' SHADE PAVILION AT PLAYGROUND (N.T.S.)



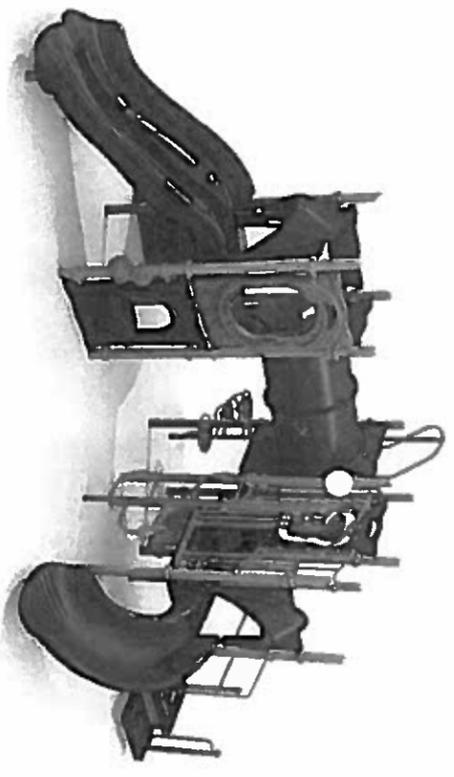
ELEVATION: 16' x 20' SHADE PAVILION AT PLAYGROUND (N.T.S.)



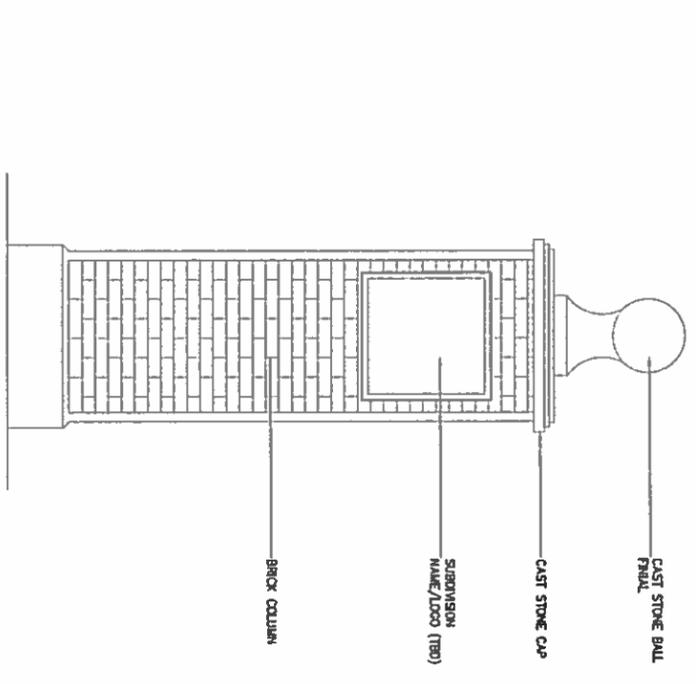
CONCEPTUAL SIGN AT MAIN ENTRANCE (AIRLINE HWY.) (N.T.S.)



CONCEPTUAL SIGN AT SECONDARY ENTRANCE (GERMANY RD.) (N.T.S.)



PLAY EQUIPMENT (2-12 YRS) (N.T.S.)



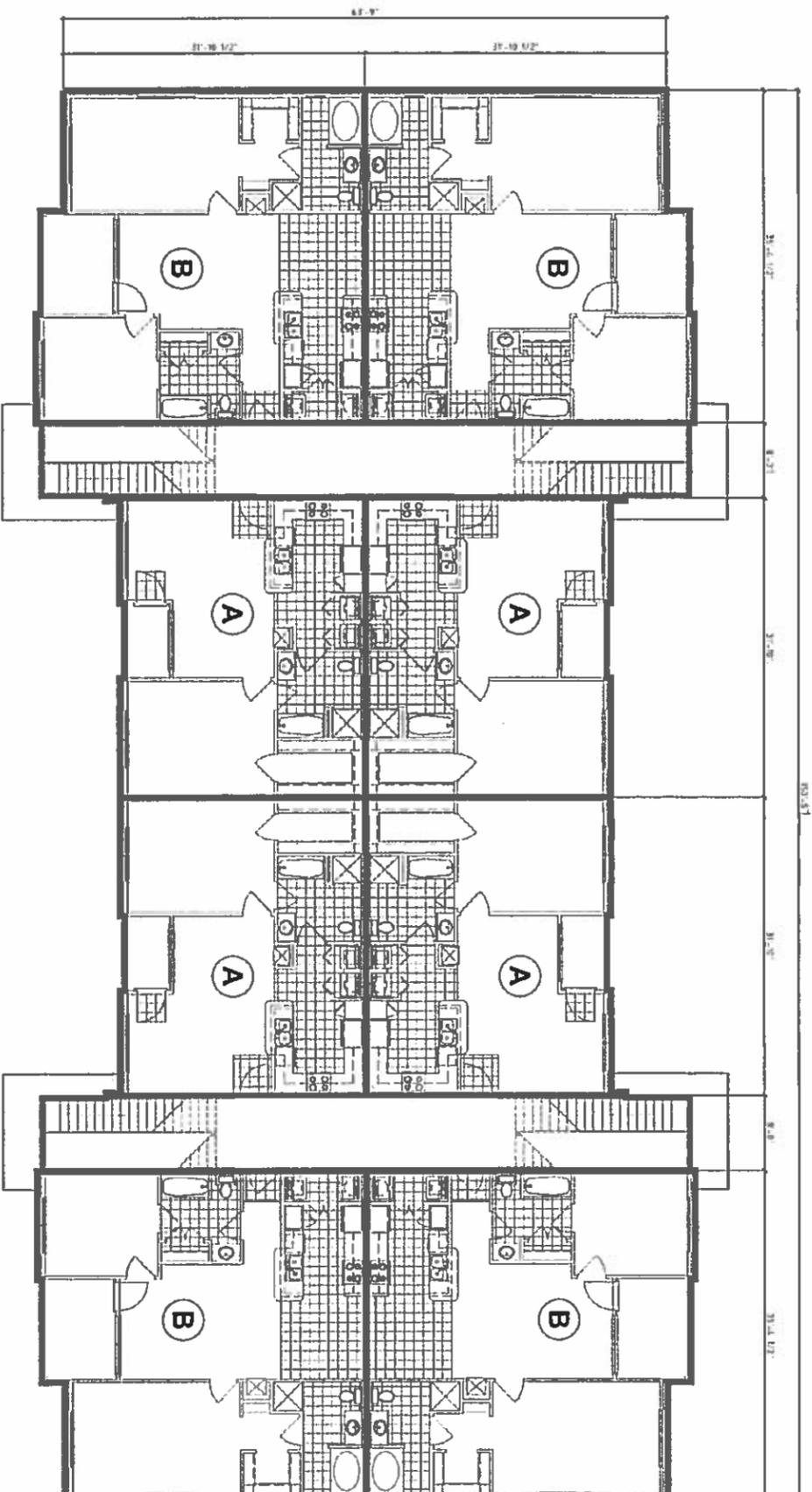
CONCEPTUAL ENTRY COLUMNS AT SUBDIVISION ENTRANCE (GERMANY RD.) (N.T.S.)

The Architectural Studio
 PROJECT: CONCEPTUAL COMMERCIAL
JAMES D. DODDS
 ARCHITECT AIA
LANCE MALLEY
 ARCHITECT AIA
 400 North Kentucky Street
 Baton Rouge, LA 70802
 Phone: (504) 388-1177
 Fax: (504) 218-1178
 jared@architect.com

TITLE	AMENITIES CONCEPT DETAILS
PROJECT	SILVER OAKS
LOCATION	BEHIND THE E.W. CAROLINA TRACT LOCATED IN SECTION 7 TOWNSHIP 2 EAST RANGE 8 SOUTH SOUTHEASTERN LAND/DISTRICT EAST OF THE MISSISSIPPI RIVER ASCENSION PARISH, LOUISIANA
CLIENT	ASCENSION PROPERTIES, INC. 1616 N. BLADE RD. PRIMEVILLE, LA 70769
DATE	12/20/24
SCALE	AS SHOWN
BY	ALD
CHECKED BY	AL
DATE	3 OF 7

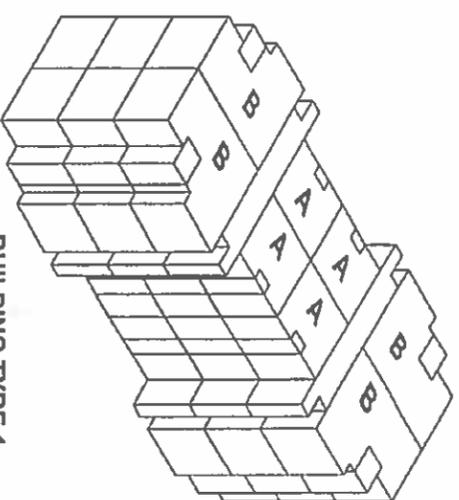
QUALITY
 Engineering & Surveying, LLC
 11140 Hwy 21, Pine Village, LA 70778
 TEL: 225-836-1000 FAX: 225-836-1342
 www.qualityeng.com

Sheet No. 7-14-24-01 See the instrument(s) for information. 1/2" = 1' Scale. 12' Maximum
 Project No. 24-001
 Date: 12/20/24



1 BUILDING TYPE 1
SCALE 1/8"=1'-0"

BUILDING TYPE 1:										
FLOORS	UNIT TYPE	RENTALY	NET AREA (SQ FT)	GROSS AREA (SQ FT)	UNIT BLDG	UNIT TOTAL NET AREA (SQ FT)	TOTAL GROSS AREA (SQ FT)	TOTAL AREA (SQ FT)	TOTAL UNITS	
TOTALS	A	11	789	834	4	3143	3296	3296	158	
	B	22	103	108	4	412	412	412	144	
UNIT AREA SUBTOTAL PER FLOOR (sq/ft)					8	7562	8048	8048	9138	
BUILDING TOTALS	UNIT TYPE				BLDG	TOTAL NET AREA (SQ FT)	TOTAL GROSS AREA (SQ FT)	TOTAL AREA (SQ FT)	TOTAL UNITS	
	A				12	8420	8776	8776	158	
B				12	1528	1428	1428	144		
UNIT AREA TOTAL				24	22,088	24,144	24,144	27,414		
PROJECT SUB-TOTAL:					BLDG	12	218	371,872	289,728	328,848
TOTAL ADA UNITS PER BLDG:										
TOTAL ADA UNITS PER BUILDING:										
TOTAL STANDARD UNITS PER BUILDING:										



BUILDING TYPE 1

BUILDING ANALYSIS (TOTAL ON SITE)					
UNIT TYPE	BUILDING TYPES	1	2	3	NUMBER OF UNITS
A	1 BLDG 1 BATH	12	12	12	158
B	2 BLDG 2 BATH	12	12	12	144
C	3 BLDG 2 BATH	12	12	12	24
TOTAL UNITS:		24	48	24	328

NOTE:
ALL DRAWINGS LOCATED ON THIS SHEET PROVIDED BY "THE ARCHITECTURAL STUDIO"

The Architectural Studio
ARCHITECTURAL
JAMES D. DODDS
ARCHITECT A.I.A.
LANCE MALLEY
ARCHITECT A.I.A.
409 North Seventh Street
New Orleans, LA 70112
Phone: (504) 581-1177
Fax: (504) 215-1778
info@archstud.com

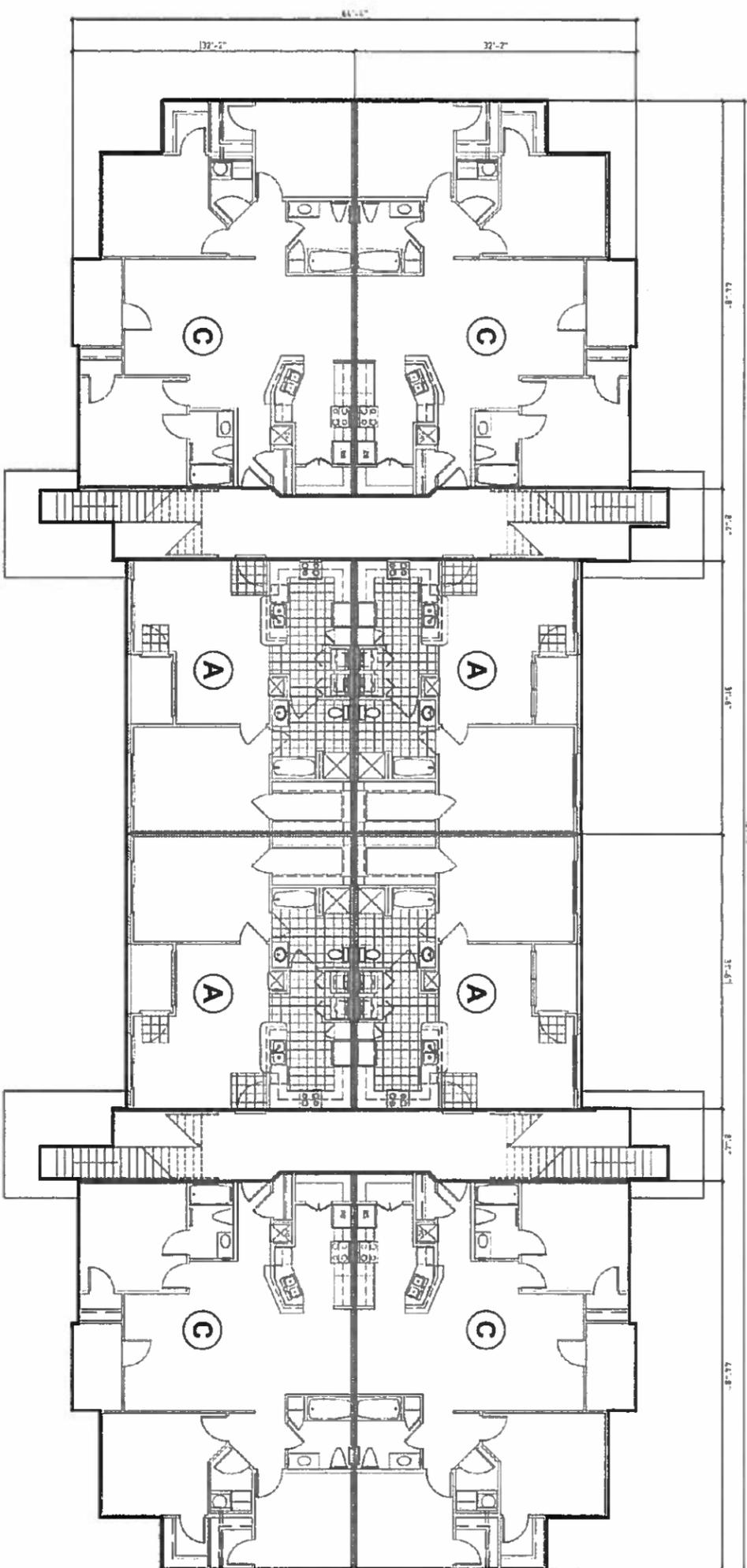
QUALITY
Construction & Services, LLC
1810 Hwy 67, Baton Rouge, LA 70722
TEL: 225-938-1100 FAX: 225-938-1101
www.qualityla.com

SILVER OAKS
ARCHITECTURAL BUILDING TYPE 1

PROJECT:
CLIENT:
CONTRACTOR:
LOCATION:
DATE:
DRAWN BY:
CHECKED BY:
DATE:

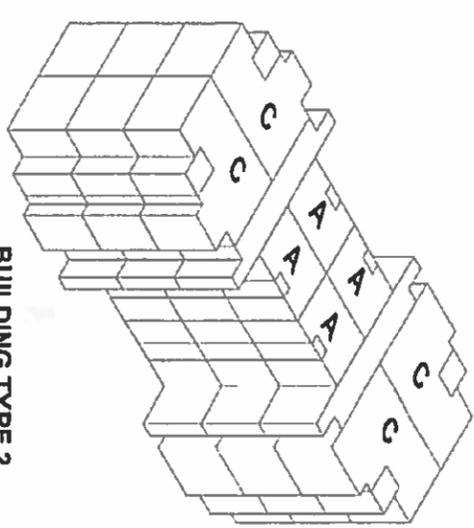
ASCENSION PROPERTIES INC.
1816 BLAISE RD.
FRANKLINTON, LA 70649

14887 Date: JANUARY 2014 Scale: 4 OF 7
Drawn by: TMS Checked by: AL



1 BUILDING TYPE 2
SCALE 1/8"=1'-0"

BUILDING TYPE 2:									
LEVEL	UNIT TYPE	BED/BATH	NET AREA PER UNIT (SQ FT)	GROSS AREA PER UNIT (SQ FT)	UNIT BIDS	TOTAL NET AREA (SQ FT)	TOTAL GROSS AREA (SQ FT)	TOTAL AREA W/ COMMONS & STAIRS	
TOTALS	A	1/1	759	824	4	3140	3288		
	B	2/2	1278	1325	4	5112	5240		
	C	3/2	1278	1325	4	5112	5240		
UNIT AREA SUB-TOTAL PER FLOOR (M/210)									
BUILDING TOTALS									
UNIT TYPE									
A			12	9420	12	18,024	18,024		
B			12	15,306	12	18,024	18,024		
C			24	22,044	24	22,044	22,044		
UNIT AREA TOTAL									
PROJECT SUB-TOTAL:						48,092	51,816	29,178	58,336



BUILDING TYPE 2

BUILDING ANALYSIS (TOTAL ON SITE)				
UNIT TYPE	BUILDING TYPES	NUMBER OF BUILDINGS	NUMBER OF UNITS	
A	1 BED / 1 BATH	12	12	144
B	2 BED / 2 BATH	12	12	144
C	3 BED / 2 BATH	24	24	288
TOTAL UNITS:			288	576

NOTE: ALL DRAWINGS LOCATED ON THIS SHEET PROVIDED BY "THE ARCHITECTURAL STUDIO"

The Architectural Studio
JAMES D. DODDS ARCHITECT AIA
LANCE MALLEY ARCHITECT AIA
 4208 Magnolia Street, Suite 100
 Metairie, LA 70002
 Phone: (504) 235-1177
 Fax: (504) 235-1178
 lmalley@archstudio.com

QUALITY
 Engineering & Surveying, LLC
 18340 Littleton Way, Suite 100
 Metairie, LA 70002
 Tel: (504) 885-1100
 Fax: (504) 885-1100
 www.qualityeng.com

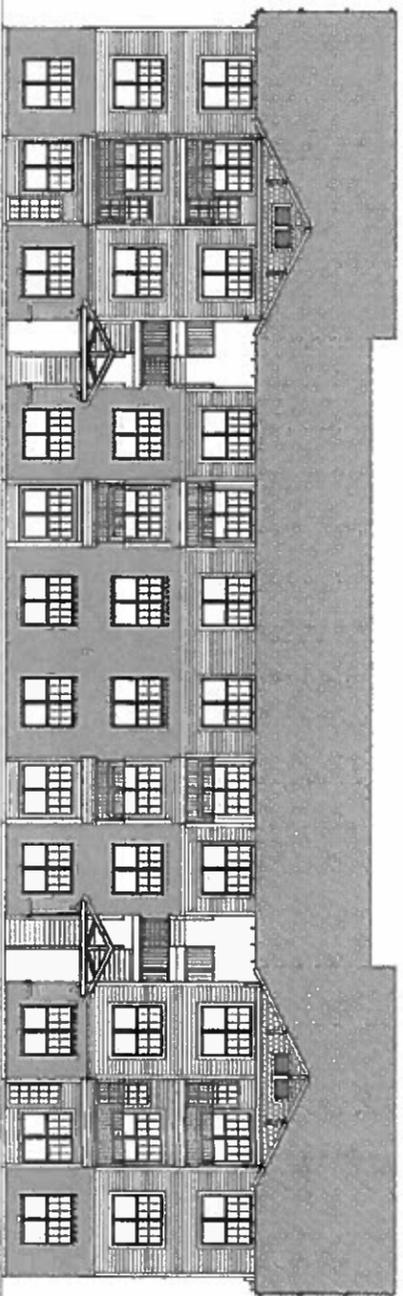
ASCENSION PROPERTIES INC.
 1618 BLVD RD.
 FRAZEEVILLE, LA 70738

SILVER OAKS

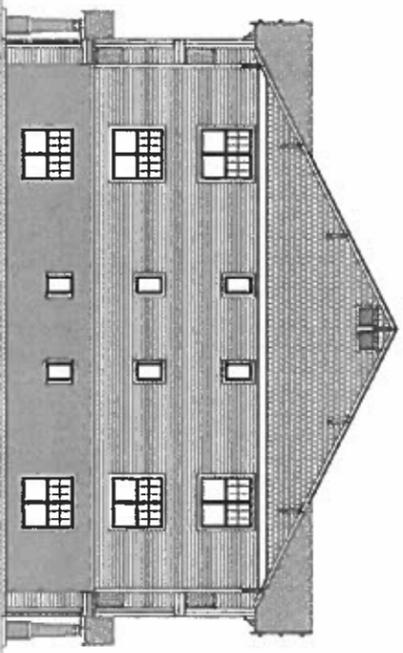
PROJECT: ARCHITECTURAL BUILDING TYPE 2

DESCRIPTION: BEHND THE EW. COLUMBIA TRACT, LOCATED IN SECTION 7, TOWNSHIP 3 EAST, RANGE 8 SOUTH, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA.

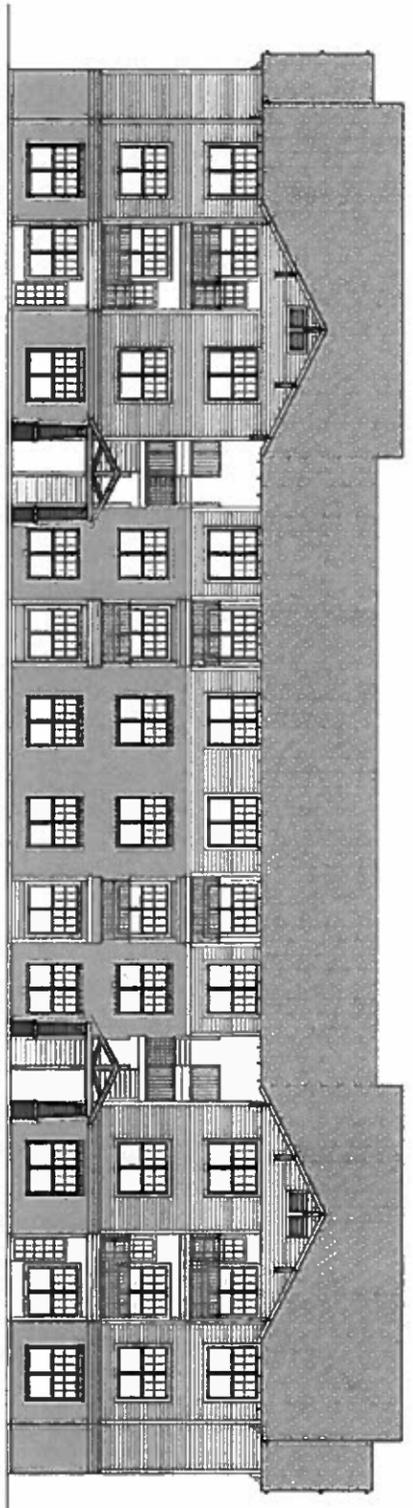
DATE: 11/14/2011
 DRAWN BY: JMM
 CHECKED BY: JMM
 SCALE: 1/8" = 1'-0"
 SHEET: 5 OF 7



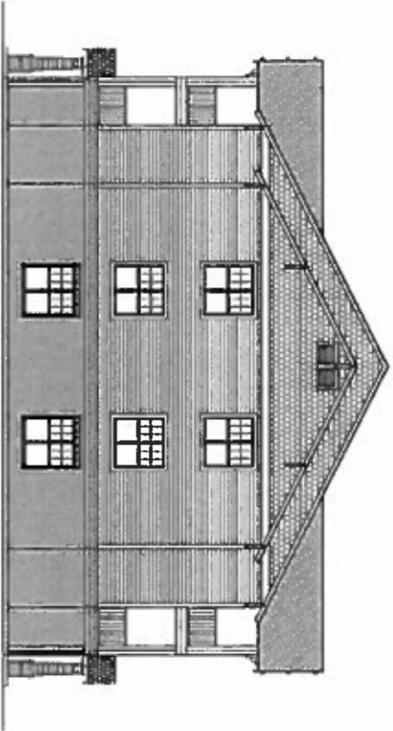
1 TYPICAL BUILDING TYPE 1 - FRONT ELEVATION
SCALE 3/8"=1'-0"



2 TYPICAL BUILDING TYPE 1 - SIDE ELEVATION
SCALE 3/8"=1'-0"



3 TYPICAL BUILDING TYPE 2 - FRONT ELEVATION
SCALE 3/8"=1'-0"



4 TYPICAL BUILDING TYPE 2 - SIDE ELEVATION
SCALE 3/8"=1'-0"

NOTE
ALL DRAWINGS LOCATED ON THIS SHEET PROVIDED BY "THE ARCHITECTURAL STUDIO"

The Architectural Studio
ARCHITECTURAL STUDIO
ARCHITECT AIA

JAMES D. DODDS
ARCHITECT AIA

LANCE MAILEY
ARCHITECT AIA

428 North Seventh Street
Baton Rouge, LA 70802
Phone (225) 215-1777
Fax (225) 215-1778
lma@archstudio.com

THE ARCHITECTURAL BUILDING ELEVATIONS

SILVER OAKS

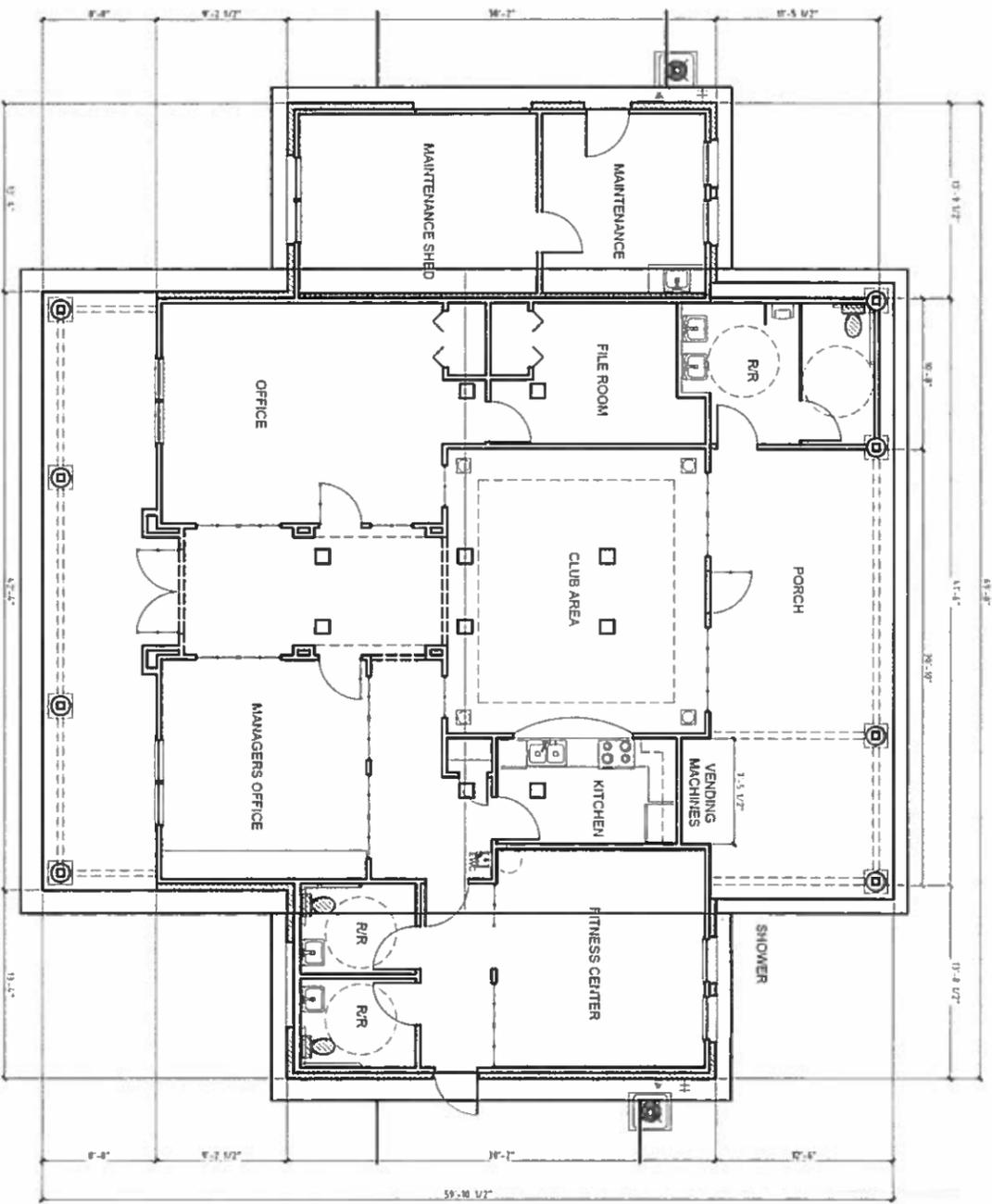
QUALITY
Engineering & Survey, LLC
18180 Hwy 42, Fort Worth, TX 76178
TEL: 214-966-1800 FAX: 214-966-1807
www.quality.com

CLIENT: ASCENSION PROPERTIES INC.
16126 BLAISE RD.
PRAIRYVILLE, LA 70769

DESCRIPTION: BEHIND THE E.W. CARROLL TRACT
LOCATED IN SECTION 7, TOWNSHIP 2 EAST, RANGE 8 SOUTH
SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER
ASCENSION PARISH, LOUISIANA

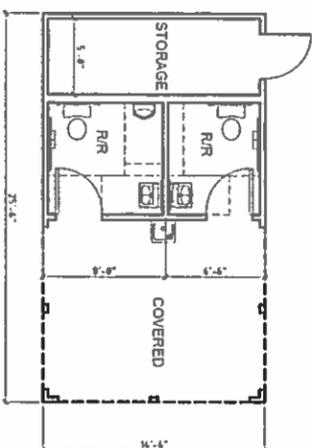
Drawn by: TAB Date: JANUARY 2018 Scale: 6 OF 7
Checked by: JLT

Drawn from: 8/19/18-07 See also: 8/19/18-07 (plan/section/interior/interior 2d/3d/section)



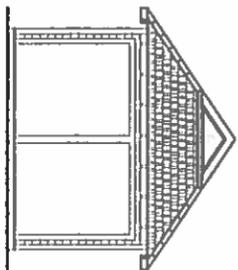
3 CLUBHOUSE - FLOOR PLAN

SCALE 3/8"=1'-0"
GROSS AREA: 2,495 S.F.



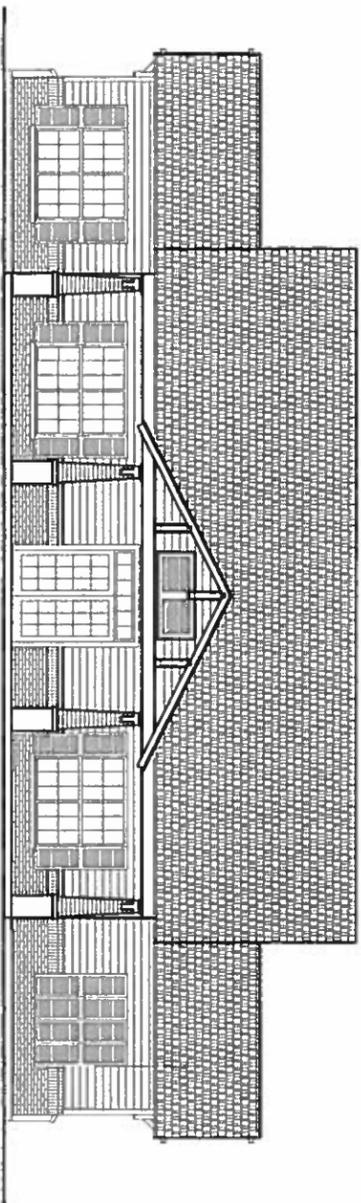
1 POOLHOUSE - PLAN

SCALE 3/8"=1'-0"



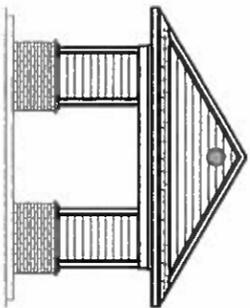
2 POOLHOUSE - ELEVATION

SCALE 3/8"=1'-0"



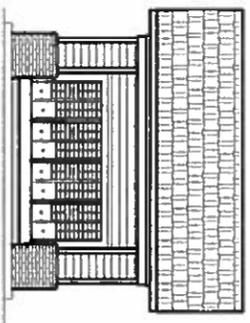
4 CLUBHOUSE - ELEVATION

SCALE 3/8"=1'-0"



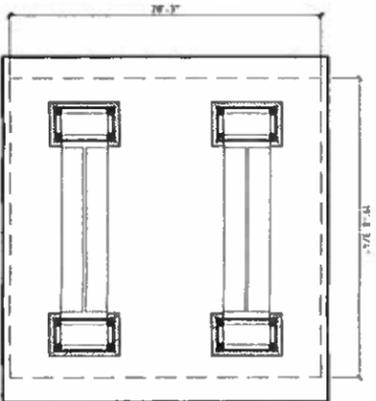
5 MAIL KIOSK - ELEVATIONS

SCALE 3/8"=1'-0"



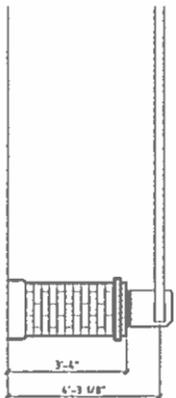
6 MAIL KIOSK - ELEVATIONS

SCALE 3/8"=1'-0"



7 MAIL KIOSK - FLOOR PLAN

SCALE 3/8"=1'-0"



8 ENTRANCE GATE ELEVATION

SCALE 3/8"=1'-0"

NOTE:
ALL DRAWINGS LOCATED ON THIS SHEET PROVIDED BY "THE ARCHITECTURAL STUDIO"

The Architectural Studio
Architect A.I.A.
JAMES D. DODDS
ARCHITECT A.I.A.
LANCE MALLEY
ARCHITECT A.I.A.
400 North Seventh Street
Baton Rouge, LA 70802
TEL: (225) 383-9778
FAX: (225) 215-1777
www.archstudio7.com

THE ARCHITECTURAL PLANS & ELEVATIONS
SILVER OAKS

DESCRIPTION: SILVER OAKS TRACT
LOCATED IN SECTION 7, TOWNSHIP 3 EAST, RANGE 9 SOUTH,
SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LOUISIANA

CLIENT: ASCENSION PROPERTIES INC.
16116 BLAINE RD.
FRANKLINTON, LA 70766

QUALITY ARCHITECTURE
16116 Blaine Rd., Franklinton, LA 70766
TEL: (225) 215-1777
FAX: (225) 215-1777
www.qualityarch.com

DATE: JANUARY 2010
SHEET: 7 OF 7



Description: **Affidavit of Mortgage Declaration**
Charles A. Martine Property - Lot 2

ATTACHMENTS:

Description	Upload Date	Type
Charles A Martine - Lot 2	3/1/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



March 9, 2016

A) Charles A. Martine Property – Lot 2
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



Kenny Matassa
Parish President

January 19, 2016

Red River Bank
1412 Centre Court
Alexandria, LA 71301

RE: Application to Subdivide Lot 2 – Charles Martine

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 2 for Charles Martine (39281 Hwy 22 Darrow, LA 70705) 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 March 2, 2016 or can appear at a public hearing on March 9 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, Charles Martine who, avers that he/she is the legal owner of Lot No. 2, Sec 6, T10S, R3E (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:

<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)
Red River Bank BR-Commercial Lending
- Lender's Address (the address to which payments on the mortgage are mailed)
1412 Centre Court Alexandria, La 71301

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Ernest Martinez Inc
- Account number or Reference number
1001854902
- Borrower's municipal address
39281 Hwy. 22 Darrow, La 70725
- Municipal address of the property (if different from the Borrower's address)
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
2 + 6
- Name of Subdivision in which the property is located
- Township, Range , Section Number and Acreage (if appropriate) of the property
10 South, 3 east, 6, 24.31

(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 3rd day of Dec, 2015

WITNESS:

Printed Name: James McVey

APPLICANT:

Charles Martine

Printed Name: Charles Martine

NOTARY

Debra L Peltier

Printed Name:

021491

Notary # or La. Bar #

Debra L. Peltier
Notary Public
Ascension Parish
ID# 021491



Description: **Affidavit of Mortgage Declaration**
Charleston Subdivision - Lots 52 & 53 (Brian & Laurie Jacobson)

ATTACHMENTS:

Description	Upload Date	Type
Charleston Subd - Lots 52&53 (Brian&Laurie Jacobson)	3/1/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



March 9, 2016

B) Charleston Subdivision – Lots 52 & 53 (Brian & Laurie Jacobson)
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



Kenny Matassa
Parish President

January 25, 2016

Whitney Bank
PO Box 211269
Montgomery, AL 36121-1269

RE: Application to Subdivide Lots 52 and 53 – Brian and Laurie Jacobson

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 Lots 52 and 53 for Brian and Laurie Jacobson (17037 Savannah Dr. 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 March 2, 2016 or can appear at a public hearing on March 9 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, Brian & Laurie Jacobson who, avers that he/she is the legal owner of Lots 52 & 53, Charleston Subdivision(17037 Savannah Dr.(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:

	<u>Name</u>	<u>Mailing Address</u>
1)	<u>Chase</u>	<u>PO BOX 183 / 66 Columbus, OH 43218-3166</u>
2)	<u>Whitney Bank</u>	<u>PO BOX 211 269 Montgomery, AL 36121-1269</u>
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)

1) Chase
2) Whitney Bank

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

1) PO BOX 183 / 66 Columbus, OH 43218-3166

2) PO BOX 211 269 Montgomery, AL 36121-1269

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
DCH
1) Brian Jacobson
- Account number or Reference number
1) 1869300803
2) 000120-102-739-46
- Borrower's municipal address
17037 Savannah Dr., Prairieville, LA 70769
- Municipal address of the property (if different from the Borrower's address)
Same as above
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
Lots 52 & 53
- Name of Subdivision in which the property is located
Charleston
- Township, Range, Section Number and Acreage (if appropriate) of the property
Township 8 South, Range 2 East, Sections 25 & 26

(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 14 day of January, 2016.

WITNESS:

Debbie Hubbs

Printed Name: Debbie Hubbs

APPLICANT:

Signature: Brian Jacobson

Printed Name: Brian Jacobson

Signature: Laurie L. Jacobson

Laurie L. Jacobson

S. Diane Beadle
NOTARY
S. DIANE BEADLE
LSNID # 92937 - NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ASCENSION
NOTARIAL COMMISSION IS FOR LIFE.
Printed Name:
Notary # or La. Bar #



GENERAL NOTES:

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S. REPRODUCTION OF THIS PLAT IS PROHIBITED EXCEPT BY PERMISSION OF THE FIRM/SURVEYOR. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. BEI SURVEYING, LLC OR SETH MOSBY, P.L.S., IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH HE WAS NOT SPECIFICALLY CONSULTED.
2. THIS SURVEY IS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT. PROPERTY RESTRICTIONS, IMPROVEMENTS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS, AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S.
3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. * INDICATES INFORMATION THAT WAS TAKEN FROM REFERENCES AND NOT FIELD VERIFIED AT THIS TIME.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN FLOOD ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO. 220050030E, WHICH BEARS AN EFFECTIVE DATE OF 8/16/2007.

REFERENCES:

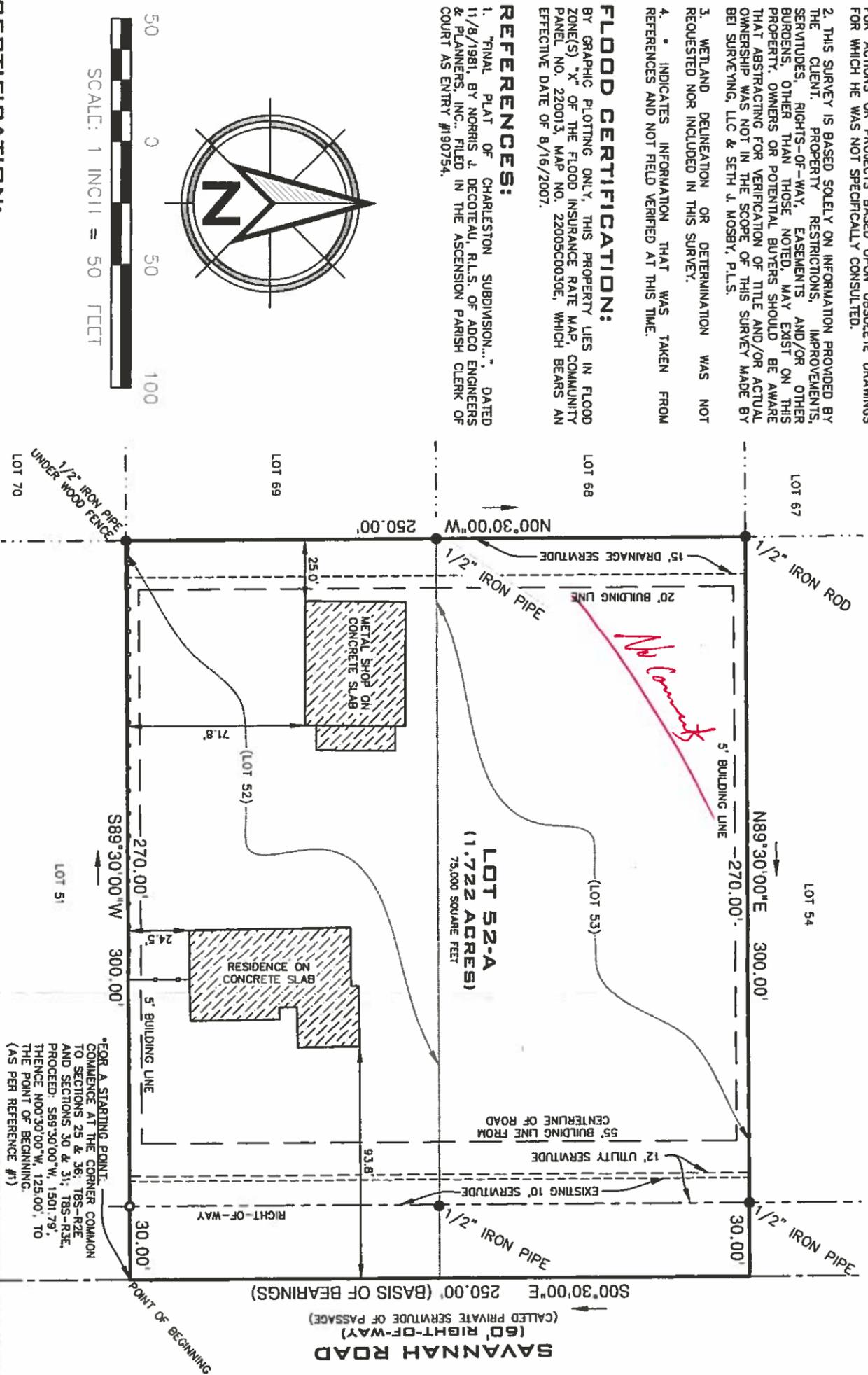
1. "FINAL PLAT OF CHARLESTON SUBDIVISION...", DATED 11/8/1981, BY NORRIS J. DECOTEAU R.L.S. OF ADCO ENGINEERS & PLANNERS, INC., FILED IN THE ASCENSION PARISH CLERK OF COURT AS ENTRY #190754.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERN LINE OF LOT 52-A AS BEING S00°30'00"E.

SITE DATA:

TOTAL AREA BEING SUBDIVIDED..... 1.722 ACRES
 TOTAL NUMBER OF LOTS..... 1
 PUBLIC-60' RIGHT-OF-WAY STREETS.....
 INDIVIDUAL TREATMENT PLANTS SEWER.....
 RM-RESIDENTIAL MEDIUM INTENSITY ZONING.....



SAVANNAH ROAD
 (60' RIGHT-OF-WAY)
 (CALLED PRIVATE SERVITUDE OF PASSAGE)
 S00°30'00"E 250.00' (BASIS OF BEARINGS)

LEGEND

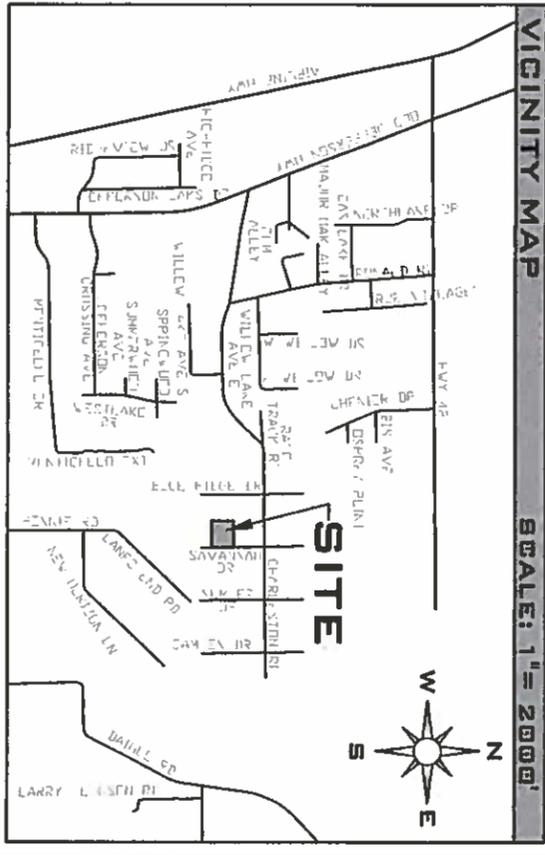
- FOUND MONUMENT AS SHOWN
- SET 1/2" IRON ROD
- WOOD FENCE

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

FILE NO. _____
 DATE _____

VICINITY MAP

SCALE: 1" = 2000'



LAND OWNER CERTIFICATION(S):

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

SEWAGE DISPOSAL NOTE

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

DRAINAGE DITCH NOTE

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

WATER SUPPLY NOTE

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

PUBLIC DEDICATION

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

TITLE: _____ DATE: _____

MAP SHOWING THE COMBINATION OF

LOTS 52 & 53
CHARLESTON SUBDIVISION
INTO
LOT 52-A

LOCATED IN SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

BRIAN & LAURIE JACOBSON

CLIENT:

FIELD BOOK:

PAGES(S):

PARTY CHIEF:

DRAWING:

SJM

BEI
 SURVEYING, LLC
 PHONE: 225-715-8307
 EMAIL: smosby3@gmail.com
 ADDRESS: 18253 LITTLE RD, LIVINGSTON, LOUISIANA, 70754

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

PRELIMINARY DOCUMENT FOR REVIEW ONLY

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

SETH J. MOSBY, P.L.S.
 PROFESSIONAL LAND SURVEYOR #5073
 FILE: "CHARLESTON SUBDIVISION..."





Description: Affidavit of Mortgage Declaration

Carroll Clark, Sr. Property - Lot 5-A-1-A (David B. Fazekas)

ATTACHMENTS:

Description

Carroll Clark Sr - Lot 5-A-1-A (David B Fazekas)

Upload Date

3/1/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



March 9, 2016

C) Carroll Clark, Sr. Property – Lot 5-A-1-A (David B. Fazekas)
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



Kenny Matassa
Parish President

January 25, 2016

Regions Mortgage
Attn: Partial release Department
PO Box 18001
Hattiesburg, MS 39404-8001

RE: Application to Subdivide Lot 5-A-1-A – David B Fazekas

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 5-A-1-A (Property Description) for David B Fazekas (13025 Bluff Rd. Geismar, LA 70734) 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 March 2, 2016 or can appear at a public hearing on March 9 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

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, David B. Fazekas who, avers that he/she is the legal owner of Lot 5-A-1-A, Carroll Clark Sr. Property (lot/tract description), for which the Applicant seeks approval of a plat to subdivide the above described immovable property.

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

(Applicant **must** initial Number 1 or Number 2)

<u>Name</u>	<u>Mailing Address</u>
1) <u>Regions Mortgage</u>	<u>3931 S. Sherwood Forest Blvd.</u> <u>Baton Rouge, LA 70816</u>
2) _____	_____
3) _____	_____

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

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

Regions Mortgage

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

3931 S. Sherwood Forest Blvd., Baton Rouge, LA 70816

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

David B. & Deborah S. Fazekas

- Account number or Reference number

No. 0896951011

- Borrower's municipal address

13025 Bluff Road, Geismar, LA 70734

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

Same

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

Lot 5-A-1-A

- Name of Subdivision in which the property is located

Carroll Clark Sr. Property

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

Township 9 South, Range 2 East, Section 16, 2.52 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 5th day of JANUARY, 2016.

WITNESS:

Halee Gayle

Printed Name: Halee Gayle

APPLICANT:

David B. Fazekas

Printed Name: David B. Fazekas

Stephanie E. Jarreau

NOTARY

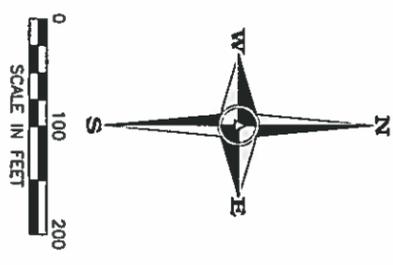
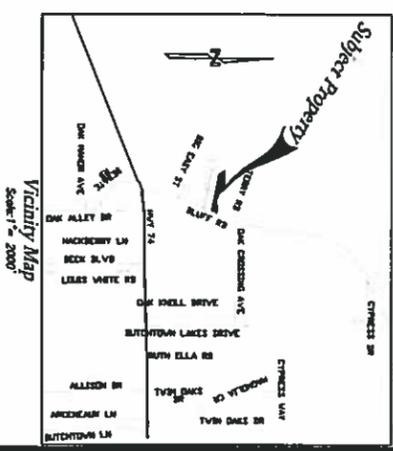
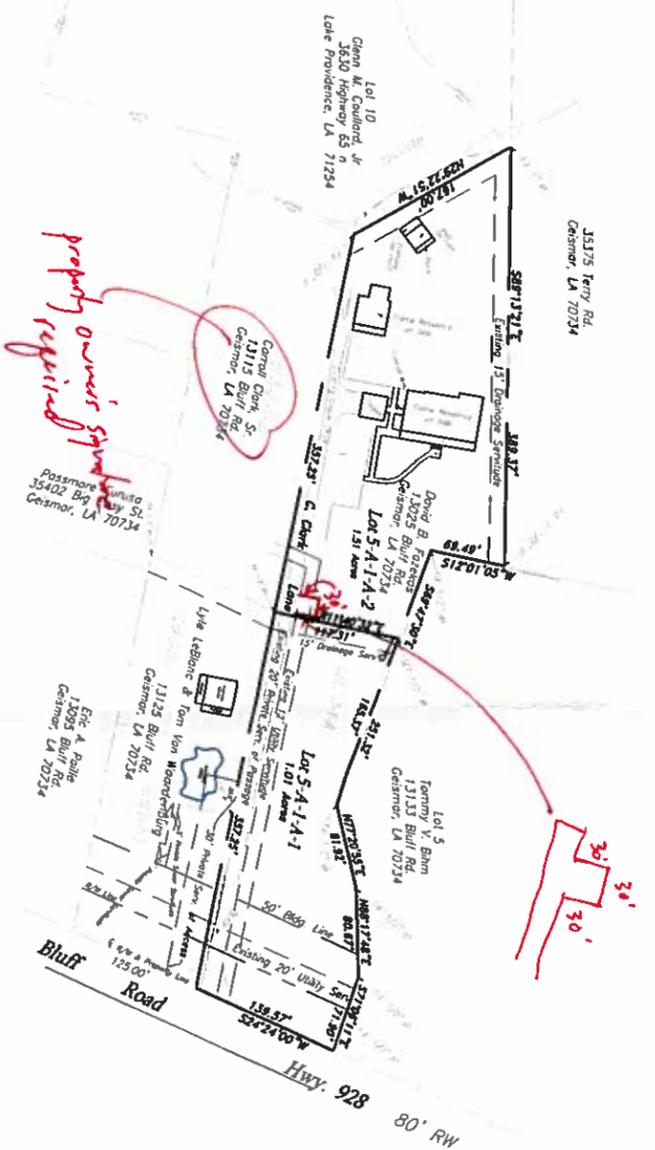
Stephanie E. Jarreau

Printed Name:

13962

Notary # or La. Bar #

Brian & Joy Fonseca



REFERENCE MAPS:

- 1.) FAMILY PARTITION OF LOT 5-A-1 OF THE CARROLL CLARK, SR. PROPERTY INTO LOTS 5-A-1-A & 5-A-1-B BY W.L. COMBENT, JR. FILED AS INSTRUMENT # 00621937 ON NOV. 17, 2005.
- 2.) FAMILY PARTITION OF THE W.B. VALETTE & W.J. COMBENT TRACT INTO TRACTS 2, 8, 9, 10, 11 AND 12, BY W.L. COMBENT, JR. DATED 3-20-2002

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARINGS SHOWN ON REFERENCE MAP LISTED ABOVE.

FLOOD ZONE NOTE:

THE PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "A" (AREAS OF FLOOD HAZARD ARE) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 22013 0024 C EFFECTIVE DATE 6/16/07. BASE FLOOD ELEVATION = 11.0.

DRAINAGE:

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RAINFALL OR SEWAGE EFFLUENT TO EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED BY THE PROPERTY OWNERS.

WATER:

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

SEWAGE DISPOSAL:

THE METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, SHALL BE APPROVED BY THE HEALTH UNIT OF ASCENSION PARISH. THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF ASCENSION PARISH.

WAIVER REQUESTED:
FOR RIGHT OF PRIVATE SEWERAGE OR ACCESS (17-403) AS A 30' SEWERAGE ALBURY EASE.

RIGHTS-OF-WAY:
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON ARE NOT SEWERAGE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE STATE, AND ALL ADJACENT PROPERTY OWNERS ARE HEREBY ADVISED OF THE PUBLIC USE OF THE STREETS, DRIVEWAYS, SIDEWALKS, AND OTHER PUBLIC PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED WITHIN ANY PUBLIC RIGHT-OF-WAY, AND THE LANDS OF ANY SEWERAGE SO AS TO UNDESIRABLY INTERFERE WITH AIR FLOW FOR WHICH SEWERAGE WAS DESIGNED.

PRIVATE ACCESS GRANTING:
THE PRIVATE ACCESS GRANTING ARE PRIVATE AND NOT PUBLIC ROADS AND STREETS AND ARE TO BE DEVELOPED AND MAINTAINED BY THE LOT OWNERS ONLY. THE PRIVATE ACCESS SHALL NOT BE USED FOR ANY OTHER PURPOSES THAN THE PRIVATE ACCESS GRANTING AND SHALL NOT BE USED FOR ANY OTHER PURPOSES THAN THE PRIVATE ACCESS GRANTING. THE PRIVATE ACCESS GRANTING SHALL NOT BE USED FOR ANY OTHER PURPOSES THAN THE PRIVATE ACCESS GRANTING. THE PRIVATE ACCESS GRANTING SHALL NOT BE USED FOR ANY OTHER PURPOSES THAN THE PRIVATE ACCESS GRANTING.

DEDICATION STATEMENT:
THE EXISTING 30' PRIVATE SEWERAGE OR ACCESS SHOWN HEREON IS HEREBY DEDICATED AS A PUBLIC RIGHT-OF-WAY TO THE STATE OF LOUISIANA. THE DEDICATION IS MADE BY THE LOT OWNERS AND THE STATE OF LOUISIANA. THE DEDICATION IS MADE BY THE LOT OWNERS AND THE STATE OF LOUISIANA. THE DEDICATION IS MADE BY THE LOT OWNERS AND THE STATE OF LOUISIANA.

FAMILY PARTITION DEDICATION:
THE FULL REPRESENTATIVE FAMILY PARTITION WITH GRANT AND DEEDS PREPARED BY THE OWNERS, ARE DEDICATED TO THE STATE OF LOUISIANA TO BE PLACED UNDER THE CONTROL AND FOR RECORD IN THE PUBLIC RECORDS OF THE STATE OF LOUISIANA.

NOTES:

- 1.) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY THE ACTUAL USE, OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, REVENUES OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- 2.) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION IS BASED ON THE FLOOD ELEVATION SHOWN ON THE EAST BRUSH HOLE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.
- 3.) THE CONSTRUCTION OF ANY SEWER CROSSING REQUIRED BY ANY OF THESE LOTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE PARISH OF ASCENSION.

WETLAND DETERMINATION:
IF THE LINE OF THIS STREET NO WETLAND DETERMINATION HAS BEEN COMPLETED BY BENCHMARK GROUP, L.L.C.

CERTIFICATION:
I, DAVID B. FAZEKAS, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF LOUISIANA, CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH LOUISIANA REPOSED STATUTE 1:5091 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND THAT THIS MAP CONFORMS TO THE STANDARD STANDARDS FOR THE PROFESSIONAL SURVEYING FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DAVID B. FAZEKAS, P.L.S.
BENCHMARK GROUP, L.L.C.
DATE: 1/08/2018

Map Showing Family Partition
Lot 5-A-1-A, Carroll Clark, Sr. Property
into
Lots 5-A-1-A-1 & 5-A-1-A-2

Located in the Southeast Quarter of Section 16, Township 9 South, Range 2 East
Southeastern Land District, East of the Mississippi River, Ascension Parish, Louisiana

Deborah and David Fazekas & Laura Fazekas Freeman and Wayne Freeman
BENCHMARK GROUP, L.L.C.
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

1121 BENTWOOD AVENUE, BAYTON ROUGE, LOUISIANA 70309
PHONE: 225.383.2975 • FAX: 225.383.2918 • WWW.BENCHMARKGROUP.LLCCOM

PROJECT NO.: _____ FILE NAME: _____ DRAWN BY: DCF DATE: 2/29/12 DRAWING NO: _____



Description: Riverton
Quality Engineering & Surveying, LLC
(Council District 3)

ATTACHMENTS:

Description	Upload Date	Type
Riverton	3/1/2016	Cover Memo

MAJOR SUBDIVISION PRELIMINARY PLAT

A) Riverton

The subject property is located on LA Hwy 22 approximately 1 mile west of LA Hwy 44 in Council District 3 and is zoned Medium Intensity (RM). The application is on behalf of SLC, LLC by Quality Engineering & Surveying, LLC.

This portion of the property is approximately 260 acres and the applicant is proposing a major subdivision containing 780 single family residential lots. Lots range from 53 – 80 feet wide with a minimum size of 6,250 square feet. The subdivision will include 15.6 acres of designated park space. The property contains an additional 148 acres north of what is currently being proposed which can in the future be developed into a maximum of 444 additional lots.

STAFF REVIEW COMMENTS

PLANNING COMMENTS

1. The traffic impact study states: “the intersection of LA 22 and LA 44 experiences delays and a LOS E during the existing PM peak. This will only further deteriorate as the proposed developments build out, including Riverton. Additional analyses indicate that this intersection will operate at acceptable LOS as a multilane roundabout upon full build out of the Riverton development as well as the additional developments included in this study. It should be noted that this improvement should not be solely the responsibility of the Riverton development.”

What IS the developer’s responsibility in terms of this improvement?

At full build out of Riverton and the other developments along LA 44, the Riverton development will account for approximately a third of the increase traffic at this intersection when compared to existing counts.

As per the adopted Ascension Parish traffic impact policy:

“A proposed development which is found to overburden the existing transportation network or cause a reduction in service of affected roadways below an acceptable Level-of-Service may require the owner/developer, at the agreement of ERA and DPW, to modify the development proposal to minimize the identified traffic related impacts. Modifications to applications for projects may include, but shall not be limited to:

1. A reduction in the projected vehicle trips per day;
2. Dedication of additional right-of-way for future roadway improvements;
3. Rerouting of traffic and proposed access points serving the proposed project; or
4. Participation in funding transportation facilities, including signals, roadway, and intersection improvements.”

2. Additionally, every intersection from Hwy 22 to I-10 is projected to operate at an overall LOS D,E, or F. Is the developer responsible for any portion of any of the improvements needed at any of these intersections?

It is anticipated that Loosemoore and Edenborne intersections will be improved by others. As for LA 44 at the I-10 ramps, the Riverton development will account for approximately 15% of the increase traffic at this intersection when compared to existing counts.

As per the adopted Ascension Parish traffic impact policy:

“A proposed development which is found to overburden the existing transportation network or cause a reduction in service of affected roadways below an acceptable Level-of-Service may require the owner/developer, at the agreement of ERA and DPW, to modify the development proposal to minimize the identified traffic related impacts. Modifications to applications for projects may include, but shall not be limited to:

1. A reduction in the projected vehicle trips per day;
2. Dedication of additional right-of-way for future roadway improvements;
3. Rerouting of traffic and proposed access points serving the proposed project; or
4. Participation in funding transportation facilities, including signals, roadway, and intersection improvements.”

3. There are 2 intersections on Hwy 44 that are not analyzed in the traffic impact study, Pelican Crossing Drive and Toledo Avenue. Please correct.

These were not included in the scope since they are minor intersections.

The traffic impact study submitted for Pelican Crossing, dated November 5, 2015, states that the entrance at Pelican Crossing Drive receives 417 trips during the PM peak hours.

4. The phases shown on the plat and listed in the TIS do not match. For example in the TIS Phase 1 is said to be 213 lots but on the plat lot 213 is in the middle of phase 3. Please explain/correct.

Traffic Study

Site Plan

Phase 1	=	Phases 1 / 2 / 50% of 3
Phase 2	=	Phases 50% of 3 / 4 / 5 / 6 / 20% of 7
Phase 3	=	Phases 80% of 7 / 8 / 9 / 20% of 10
Phase 4	=	Phases 80% of 10

5. What is the plan for sewer? There is no treatment plant/lift station shown.

We have been in discussion with the parish and the desire would be to either tie in to a possible future pump station near Hwy 22 and the railroad provided through CBDG funds or tie in on the north side of the development in the proposed utility servitude that would tie into the Hillaryville treatment plant. We would be waiting on direction from the Ascension Parish utilities department. We have included this on the plat.

6. As mentioned by the applicant during the pre-application meeting, where will the connection to Pelican Point happen? We recommend that not only this stub out be provided, but also there be several more towards vacant property in all directions with a note identifying future connection.

The possible future connection would not take place in the proposed 10 filings but instead in a future filing beyond the proposed 260 acres on this plat.

7. Is there a reason that the 4 way intersection at the entrance of the development is not a roundabout like the other 4 way intersections? This would be the one that receives the most traffic.

While this intersection will accommodate the most traffic, the majority of this traffic will be through vehicles. Also, the limited distance from this intersection to the proposed entrance could create some queuing issues if these are both roundabouts.

8. In the current layout alone, Riverton Parkway has potential for +/-6000 trips per day and this number could increase as the northern portion of the property is developed (see next comment). Staff recommends that this be a divided boulevard section, until the intersection of Joliet Ave., (same as Belle Savanne.) All variances required will have to be listed on plat.

The desire would be to not have to ask for a variance on the roadway therefore the roadway will remain as a shown.

9. The property contains an additional 148 acres beyond what is being proposed now. At the allowed density of 3 units per acre, there can be 444 additional lots added to this subdivision. How do these additional potential lots affect the entrance configuration?

This is not included in this plat. However, if 444 additional lots were to access this entrance, the EB approach on LA 22 would not operate at an acceptable LOS with LA 22 as a two lane roadway.

10. When is the roundabout at the entrance to be constructed?

Once 95 lots are constructed and occupied.

Recommend before approval of final plat for 2nd filing.

11. Who is responsible for the maintenance of the bridge at the entrance?

There will not be a bridge at the entrance.

Plat depicts water connection between 2 ponds – please explain.

12. Provide the total acreage for each/all common area tracts.

The total acreage for all common area/green space is +/- 20.3 ac. This has been updated on sheet 1 of the plat.

Provide acreage for each individual common area tract.

13. Label the islands in the roundabouts as common area.

This has been updated on the plat.

Not shown on plat, check that this is not on a layer that did not print.

14. A large portion of Pond #1 and the majority of the trail around it are in existing ROW – provide documentation that the owners of all ROW being affected are aware of the plans.

See attached correspondence.

Submitted documentation indicates the transmittal of the plat to the right-of-way owners, however there is no indication from the owner of the right-of-way that approval has been granted.

15. Why is Ohio River Road the only one of 3 to not continue into the northern portion of the property?

Please explain.

It is the desire to have only the two connections shown.

16. Has there been any discussion with the school board, fire department, police department, library etc. in regards to the development? Other developments of a similar size (and smaller) have done this prior to their preliminary approval. (Bullion Crossing, Keystone of Galvez, Orange Grove, Dutchtown Gardens, Conway Plantation)

See attached correspondence.

School board representative indicated a desire for a school site, however no further communication was provided.

DESIGN COMMENTS

In phase 2, the row of lots 143-77 could be shifted to open the view from Pittman Ave. utilizing the common area green space adjacent to the round-about

It is the desire for the layout to remain as shown.

Lots 260-275 are the smallest offered in the development but in the best location? Suggest placing larger lots in the premium location

It is the desire for the layout to remain as shown.

Terminate White River Road into a cul-de-sac on the end where there are no lots. (Why build a road that has no homes fronting on it?)

We explored this option during the design process and it is the desire for the layout to remain as shown to provide that connection.

Connect Cairo Drive and Black River Road to provide another route to the northern end of the property.

It is the desire for the layout to remain as shown to prevent from having such a long straight northern road.

To eliminate the 'runway effect' on the eastern side of the property (after you connect Cairo to Black River) re-design the other streets to turn back into the property. [This eliminates 2 more streets that have no lots fronting on them – Glascock and Mercer]

We explored this option during the design process and this layout would eliminate 15 lots so the desire was for the layout to remain as shown.

The Department of Engineering has reviewed, but not yet approved the drainage impact study. See attached comments. Additionally the traffic impact study has been denied. See attached comments.

STAFF RECOMMENDATIONS

Staff recommends denial of this preliminary plat as the traffic impact study has not been approved by the Ascension Parish Engineering Department. See the attached traffic impact study comments for more detailed responses from staff.

Above comments 5, 10, 11, 12, 13, 14, and 16 are outstanding and need to be addressed.

Rebekah Bates

From: TERRELL NUNEZ, TUNDRA <TTERREL@entergy.com>
Sent: Tuesday, February 16, 2016 12:05 PM
To: Scott Burchfield
Subject: RE: Riverton

Got it



Tundra Terrell Nunez
Project Manager

Entergy Business Development: Louisiana
The South's Leading Corporate Force for Economic Development

t. 225-382-4815 m. 225-916-3690
1619 South Burnside Gonzales, LA 70737

[Website](#) [Email](#)



Customer Installation Standards Link
http://www.entergy-louisiana.com/your_business/builder.aspx

From: Scott Burchfield [mailto:SBurchfield@qesla.com]
Sent: Tuesday, February 16, 2016 10:48 AM
To: TERRELL NUNEZ, TUNDRA
Cc: Margie Swanson (mswanson@batonrougewater.com); Jeff Garland (jeff.garland@cox.com); Jessica Lambert (jessica.lambert@atmosenergy.com); marya@demco.org
Subject: Riverton

EXTERNAL SENDER. DO NOT click links if sender is unknown. DO NOT provide your user ID or password.

As a Parish requirement I am sending you a preliminary layout of Riverton. Please acknowledge receipt in a response to this email. Thank you.

Sincerely,
Scott Burchfield, CFM
[Construction and Utilities Coordinator]

Rebekah Bates

From: Mary Broussard-Acosta <marya@DEMCO.ORG>
Sent: Tuesday, February 16, 2016 11:00 AM
To: Scott Burchfield
Subject: RE: Riverton

Yes sir. Is it in entergy territory or choice ? I need a magnifying glass.....

From: Scott Burchfield [mailto:SBurchfield@qesla.com]
Sent: Tuesday, February 16, 2016 10:53 AM
To: Mary Broussard-Acosta
Subject: RE: Riverton

Did you receive the plat?

From: Mary Broussard-Acosta [mailto:marya@DEMCO.ORG]
Sent: Tuesday, February 16, 2016 10:56 AM
To: Scott Burchfield <SBurchfield@qesla.com>
Subject: RE: Riverton

ok

From: Scott Burchfield [mailto:SBurchfield@qesla.com]
Sent: Tuesday, February 16, 2016 10:48 AM
To: Tundra Terrell Nunez - Entergy (tterrel@entergy.com)
Cc: Margie Swanson (mswanon@batonrougewater.com); Jeff Garland (jeff.garland@cox.com); Jessica Lambert (jessica.lambert@atmosenergy.com); Mary Broussard-Acosta
Subject: Riverton

As a Parish requirement I am sending you a preliminary layout of Riverton. Please acknowledge receipt in a response to this email. Thank you.

Sincerely,
Scott Burchfield, CFM
[Construction and Utilities Coordinator]



18350 Highway 42
Port Vincent, Louisiana 70726
Office: 225-698-1600 | Cell: 225-305-9990 | Fax: 225-698-3367
sburchfield@qesla.com | www.qesla.com



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From: Lambert, Jessica S <Jessica.Lambert@atmosenergy.com>
Sent: Tuesday, February 16, 2016 11:03 AM
To: Scott Burchfield
Subject: RE: Riverton

I have received this e-mail and will forward it to the engineer.

Thank you,
Jessica S Lambert
225-622-5302

From: Scott Burchfield [mailto:SBurchfield@qesla.com]
Sent: Tuesday, February 16, 2016 10:48 AM
To: Tundra Terrell Nunez - Entergy (tterrel@entergy.com)
Cc: Margie Swanson (mswanson@batonrougewater.com); Jeff Garland (jeff.garland@cox.com); Lambert, Jessica S; marya@demco.org
Subject: Riverton

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As a Parish requirement I am sending you a preliminary layout of Riverton. Please acknowledge receipt in a response to this email. Thank you.

Sincerely,
Scott Burchfield, CFM
[Construction and Utilities Coordinator]

QUALITY
Engineering & Surveying, LLC



18350 Highway 42
Port Vincent, Louisiana 70726

Office: 225-698-1600 | Cell: 225-305-9990 | Fax: 225-698-3367
sburchfield@qesla.com | <http://secure->

web.cisco.com/1NUAPeKknNHPI4_sM9bXgLQtwCqJmHU8zsfykIYGhF7a8GJiXp1VEZAhFI2w1oOtEeAchsxnXjdHibxkI7V8RY44EzBmjL33RiIMQKYNLwdimDGFpjIVQhI56JlpLXih-VfAYygvkQcZt1s62xtPhJMGJeSsGzc92AAvtZW_F0Z27SA5Xim5zIRtkvufJL6QmKQc-URndXrihAYQhqLtN-Q/http%3A%2F%2Fwww.qesla.com



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Rebekah Bates

From: Lynch, Chad <Chad.Lynch@apsb.org>
Sent: Thursday, February 11, 2016 10:28 AM
To: Scott Burchfield
Cc: Ridgdell, Kennie
Subject: RE: Riverton

Thanks Scott. I appreciate the heads up. I'm guessing that this is Mr. Grady Melancon's project. He came by and spoke to me about the zoning for this site. It does not appear that he was able to carve out a spot for a potential school site. Do you think that was considered or would it still be an option? In considering our Master plans for that area, a school site of 11-15 acres may be necessary in the next 5-10 years.

Chad Lynch
Ascension Parish School Board www.apsb.org
Director of Planning and Construction
Chad.Lynch@apsb.org
225-391-7303

From: Scott Burchfield [mailto:SBurchfield@qesla.com]
Sent: Thursday, February 11, 2016 10:08 AM
To: Lynch, Chad
Subject: Riverton

This email is to inform you of a new development called Riverton. I have attached a preliminary Plat to this email. Please respond to let me know you received it.

Sincerely,
Scott Burchfield, CFM
[Construction and Utilities Coordinator]



18350 Highway 42
Port Vincent, Louisiana 70726
Office: 225-698-1600 | Cell: 225-305-9990 | Fax: 225-698-3367
sburchfield@qesla.com | www.qesla.com



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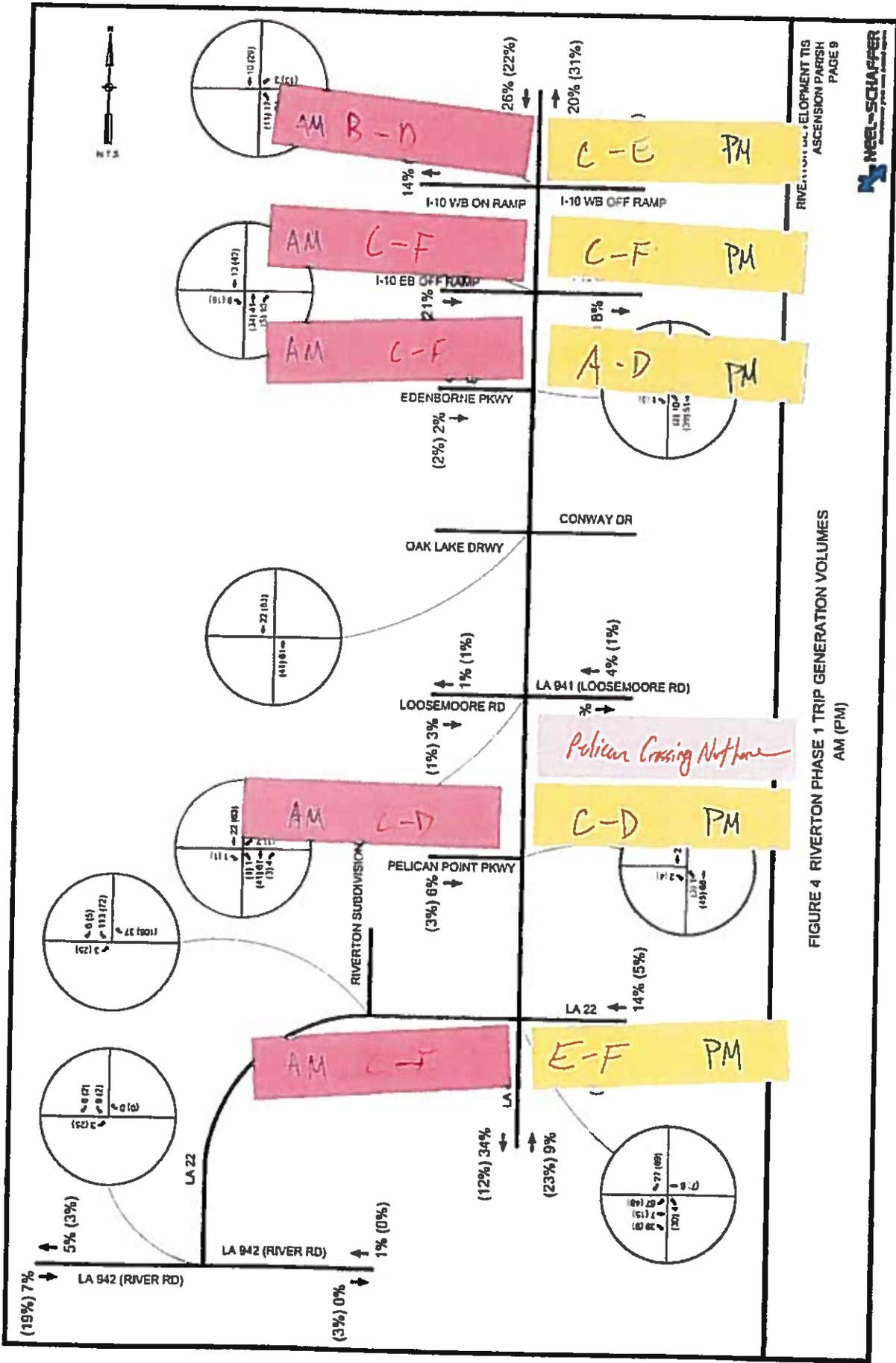


FIGURE 4 RIVERTON PHASE 1 TRIP GENERATION VOLUMES
AM (PM)

V Conclusions and Recommendations

In the near future, the LA 44 corridor will experience significant growth related to residential development. This study has taken into account Edenborne, Oak Lakes, Conway Plantation and Pelican Crossing in addition to the Riverton development.

It should be noted that several improvements are currently being planned or studied along the LA 44 corridor by either DOTD or others. These improvements include the following.

- Converting the signalized intersection at Edenborne to a multilane roundabout.
- A new roundabout at the entrance to Conway Plantation along with widening of LA 44 adjacent to the Conway Plantation development.
- Converting the unsignalized intersection at LA 941 (Brittany Tower Road) / Loosemoore Road to a roundabout.
- Four (4) laning LA 44 from LA 22 to south of Edenborne.

Based on the analyses performed in this study for the proposed Riverton subdivision, the following recommendations should be considered.

- A single lane roundabout at LA 22 and the proposed entrance to Riverton in lieu of turn lanes.

In addition, analyses indicate that the intersection of LA 22 at LA 44 experiences delays and a LOS E during the existing PM peak. This will only further deteriorate as the proposed developments build out, including Riverton. Additional analyses indicate that this intersection will operate at acceptable LOS as a multilane roundabout upon full build out of the Riverton development as well as the additional developments included in this study. It should be noted that this improvement should not be solely the responsibility of the Riverton development.

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Kenny Matassa
Parish President

February 10, 2016

Mr. William H. Purser, P.E.
Quality Engineering & Surveying, LLC
18350 Hwy 42
Port Vincent, LA 70726

**RE: Riverton Subdivision (DPZ #15-057)
Drainage Impact Study Comments**

Dear Mr. Murphy,

The information for the above-referenced project submitted to the Office of Planning & Development on and dated January 29, 2016 has been reviewed by this office. Please address the following comments so that we can complete our review.

#	Sheet #	Comment
1	n/a	There is no regional watershed map with the site outlined, with contours, showing the flowpath from the site to the major (named) outfall.
2	7	Please explain the text, "Due to the location of the dry pond and outfall structure, these facilities will be removed at some point during the development of this project and will not be considered during the evaluation of this project."
3	9/Exhibit 2	Provide verification from the Corps of Engineers that the site BFE is 11.0'.
4	n/a	The predevelopment table is helpful. However it should be compared to a post-development flow. Both should clearly define subbasins and should match pre and post development maps. The report as given is difficult to follow.
5	Exhibit 3 & 4	It is not clear on pre and post-development watershed maps that the current drainage patterns will be maintained with the same outfall. Please revise. Outline outfall.
6	Exhibit 3 & 4 & routing diagrams	Routing Diagrams do not match drainage area maps. C1, C2, and C3 do not appear on the pre-development flow diagram. R7, R8, and R9 do not appear on the post-development drainage map. The post-development diagram has two different "Pond 3" labels. What does the dashed red arrow represent? (see markups)
7	Exhibit 3 & 4	Watershed has not yet been verified.
8	19	Report indicates that approximately 80,000 cy of fill mitigation will be required and that this will come from the development. Since this information is preliminary, the cut and fill volumes and profiles will be required and will be verified during the construction phase.

Please address the above-mentioned comments and resubmit the entire submittal package with a response summary sheet (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,

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

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

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



February 18, 2016

**RE: Riverton Development
Traffic Impact Study Review (# 15-057)**

Mr. Nick J. Felito, P.E.
Neel- Schaffer, Inc.
10000 Perkins Rowe, Suite G360
Baton Rouge, LA. 70801

We have completed the review of the Traffic Impact Study (TIS) for the Riverton Subdivision prepared by Neel- Schaffer dated January 29, 2016 submitted to our office on February 2, 2016.

Neel –Schaffer has prepared the Traffic Impact Study in accordance with acceptable standards. We can't approve the Traffic Impact Study based on the following comments:

#	Comments
1	<p>The Traffic Impact Study (TIS) for the subdivision shows that there are nine (9) intersections on LA 44 and LA 22 that are directly affected by the Riverton Development.</p> <p>These are :</p> <ul style="list-style-type: none"> A. Westbound ramp at I-10 and LA 44 B. Eastbound ramp at I-10 and LA 44 C. LA 44 and Edenborne Parkway D. LA 44 and Conway Plantation E. LA 44 and Loosemoore Road F. LA 44 and Pelican Point G. LA 44 and LA 22 H. LA 22 and Riverton Entrance I. LA 22 and River Road <p>Of these intersections, six (6) (A,B,C,D,E,G) will require multi-lane roundabouts and one (1), (H) will require a single lane roundabout (Riverton Entrance). The intersection at Pelican Point (F) will not require improvements at this time, (it may in the future with further development in Pelican Point) however, the delay times are doubled and the Level of Service (LOS) goes from a LOS "B" to a LOS "C".</p> <p>The TIS states that at the intersection of LA 22 and River Road (I) that no additional improvements are needed due to the low volume of traffic. Based on the fact that the traffic on LA 22 experiences a reduction in the LOS from a LOS "D" to a LOS "F" and an increase in delay times from 27.2 sections to a delay time of 206.4 sections , clearly a left turn lane is required on LA 22 at this location.</p>
2	The Riverton Subdivision at full build out will generate over 7,000 vehicles per day

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



		(vpd) on LA 22. This increases the traffic volume on LA 22 from about 4,000 vpd to over 11,000 vpd between LA 44 and the railroad track on LA 22 (West of the proposed Riverton entrance). This additional traffic volume causes the LOS on LA 22 to go from a LOS "C" to LOS "D" (maybe even a LOS "E"). This will require LA 22 between LA 44 and the railroad track to be widened in the future to handle this additional volume of traffic from this development and other developments that may occur. This subdivision should be required to participate in the future cost to widen LA 22 within these limits.
3		The TIS states that due to the consideration of the other pending subdivisions in this immediate area that no consideration of additional traffic growth is considered. This is incorrect as on LA 22 (West of this location), there is considerable open land that could be developed in the near future adding much additional traffic to the LA 22 and LA 44 corridor. In addition both LA 44 and LA 22 serve much larger surrounding areas and as development occurs in these outlying locations, this additional traffic will affect both LA 22 and LA 44 in this corridor. This TIS should address some reasonable background traffic growth.
4		The TIS notes that there are four (4) phases of development of the Riverton subdivision while the Site Plan that is included shows that there are ten (10)phases. There is no timeline noted for full buildout. This needs to be clarified.
5		There are approximately 60 additional acres of this property north of the proposed plat and 45 acres south of LA 22 that may be able to be developed. These areas must be addressed in the TIS.
6		On LA 44 from I-10 South to LA 22, the Riverton development will be adding over 7,000 vpd to this corridor. The resulting increase in traffic volume will cause the traffic on LA 44 to be about 20,000 vpd. This volume will require that LA 44 be widened to a 4-lane facility from south of Edenborne to south of LA 22.
7		As the current LA 44 and LA 22 corridors cannot accommodate this increase in traffic from the propose Riverton Subdivision without these other noted facilities being actually constructed (widening of LA 44 from I-10 to S/O LA 22, construction of required roundabouts, consideration of widening LA 22 from LA 44 to Railroad tracks, and construction of Left turn lane at LA 22 and River Road), we are not able to approve the Traffic Impact Study at this time.

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

Sincerely,

PARISH OF ASCENSION

ENGINEERING DEPARTMENT

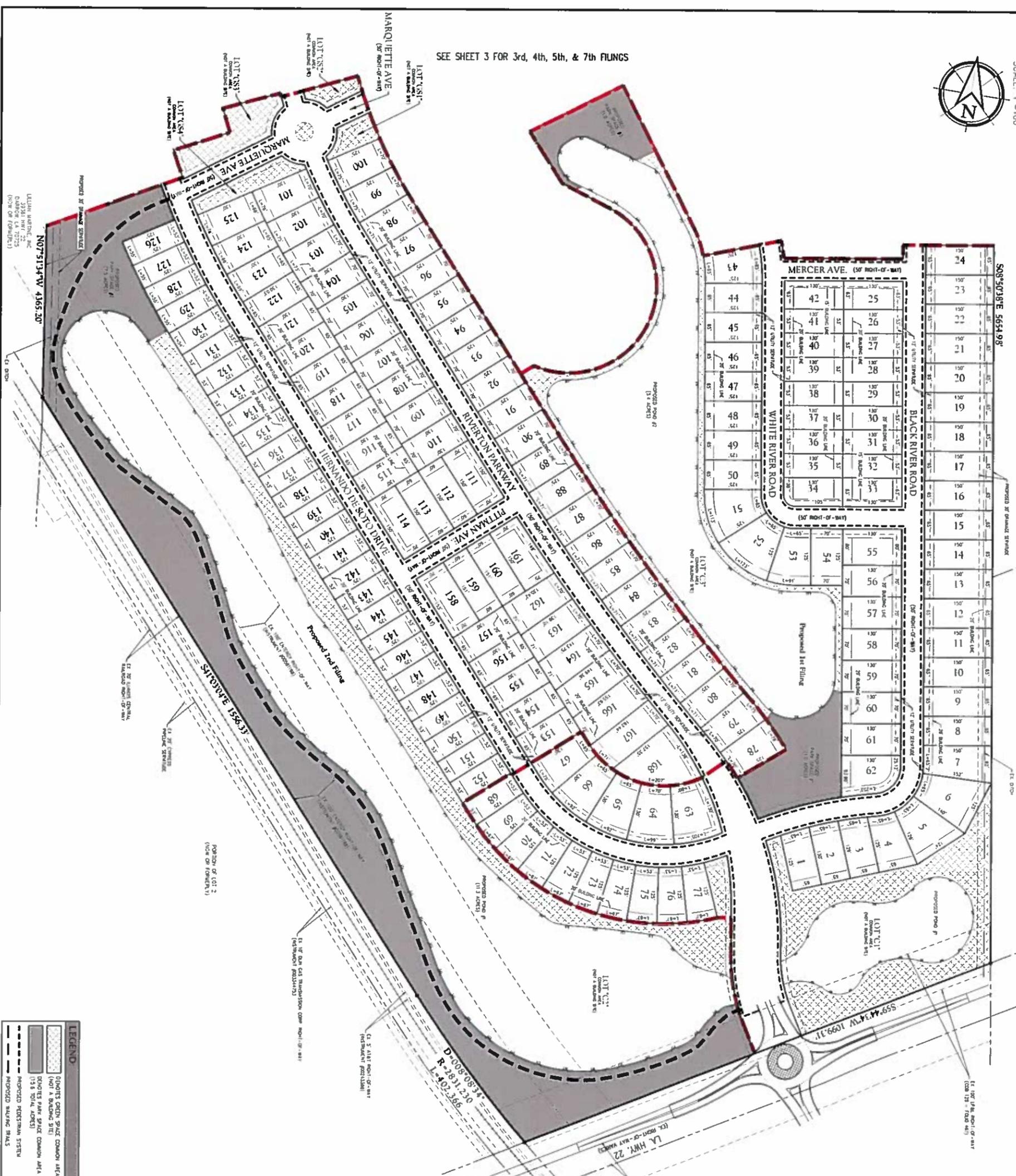


Charles R Turner

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



SEE SHEET 3 FOR 3rd, 4th, 5th, & 7th FILINGS



LEGEND

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Description: **The Grove at Ascension**
McLin Taylor, Inc.
(Council District 5)

ATTACHMENTS:

Description

The Grove at Ascension

Upload Date

3/2/2016

Type

Cover Memo

March 9, 2016

MAJOR SUBDIVISION FINAL PLAT

A) The Grove at Ascension

The proposed subdivision is located on the south side of Hwy 933 between Henderson Bayou Road and Newman Nickens Road in Council District 5 and zoned Medium Intensity (RM). The application is on behalf of The Grove at Henderson Bayou, LLC by McLin & Associates, Inc.

This filing will create 90 residential lots and two common area tracts. Lots in this subdivision range from 58' – 80' in width. The applicant is requesting approval of the final plat.

Note: Signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning sewer impact fees.

Project Timeline:

- July 9, 2014 – Planning Commission approves the Woodland Manor preliminary plat.
- January 21, 2015 – Construction plans approved

STAFF REVIEW COMMENTS

A final inspection was performed on 2/26/2016 at 8:30 AM. Per DPW inspection department, the applicant has passed the final inspection.

Planning Department Comments:

Final plat:

1. The island at the entrance must be added to the final plat and labeled as common area

Site construction:

1. Sign must be provided for park area in accordance with 17-4020 H.6.
2. The sidewalk running east-west in the common area between lots 66 and 67 must be constructed
3. Deficiency in required park trees - 17-4020 I.2 states that "Tree shall have a minimum 2.5" caliper (measured at approximately four and one half [4 ½] feet high on the trunk of the tree) and be at least 8' tall after planting." The trees on site measured 1.5" at 4.5' high. There are 22 trees required, at 2.5" which totals a required 55". The trees on site total 33" resulting in a deficiency of 22". $22/1.5 = 14$ more trees required (if same size as trees already on site)

Punchlist from final inspection:

- 1) Final grade on all lots
- 2) Hydro mulch from back of curb to sewer stacks
- 3) Clean out all storm drain boxes and sewer manholes – all check grout
- 4) Repair island at entrance
- 5) Clean streets
- 6) Electrical service is not completed during this final. Two transformers left to install and just starting to install light poles. Spoke with electrical contractor and he stated that he would be finished by 3-5-2016. Subsurface work is completed.

STAFF RECOMMENDATIONS

Staff recommends approval of this final plat contingent upon satisfactory completion of all outstanding items listed above, posting of maintenance bond, and the engineering department receiving and approving as-built drawings, engineer's certification, testing reports, etc.

BASE BEARING: S89°01'43"W (PER REF. MAP #1)
FLOOD ZONE: X-C & X-E BASE FLOOD ELEVATION: 18.5
FEMA FIRM: PANEL NO. 220015 0035 & 0035 L DATE: 08/16/07

GENERAL NOTES:
 ZONING DISTRICT: (MEDIUM INTENSITY) RM
 LAND USAGE: SINGLE FAMILY RESIDENTS
 (MEDIUM INTENSITY RESIDENTS)
 TOTAL AREA: 30.00 ACRES
 TOTAL NO. LOTS: 99
 SEWER: COLLECTION LINES TO LEFT STATION TO
 WATER: BATON ROUGE WATER COMPANY
 ELECTRICAL: DETAIL
 CABLE TV: COX/ENTEL
 GAS: AIRGAS ENERGY
 STREETS: PROPOSED 50' R/W - 27' CURB & GUTTER
 (3" ASPHALT OVER 10" SOIL CEMENT BASE)
 SCHOOL DISTRICT: CALVEZ PRIMARY
 ST. AMANT HIGH
 BUILDING SETBACKS: 20' OR 17.5' FRONT
 5', 6', OR 7' SIDE
 AVERAGE LOT SIZE: 38' x 140'
 SET 1/2" IRSD AT EACH LOT CORNER
 ● FD 1/2" IP (OR OTHERWISE NOTED)
 ● A WETLANDS DETERMINATION WAS COMPLETED FOR THIS SITE BY
 AGED AND ENVIRONMENTAL SCIENCES, INC. AND SHOWN ON A MAP
 DATED 05.18.2014
 ONE CLASS "X" TREE PER LOT MUST BE PLANTED PRIOR TO THE
 CERTIFICATE OF OCCUPANCY TO BE ISSUED.
 SIDEWALK MUST BE CONSTRUCTED FOR EACH LOT PRIOR TO THE
 CERTIFICATE OF OCCUPANCY BEING ISSUED.
 DETENTION AND PARK AREAS ON TRACTS CA-1, AND CA-2, SHALL BE
 MAINTAINED BY THE HOME OWNERS ASSOCIATION
 EXISTING RESURFACING ON LOT 50 TO RETAIN DRAINAGE ACCESS ONTO
 LA HWY 933.
 ONE SIGN, 12 CLASS "X" AND 24 ORNAMENTAL TREES PER ACRE
 WILL BE ADDED TO PARKS.
 DRAINAGE ACCESS FOR LOT 1 TO BE LOCATED ON EAST SIDE OF LOT.
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS
 PROJECT FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE
 TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED
 DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY
 OWNER(S).
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION
 PARISH HEALTH UNIT.
 LOTS 25-57, AND LOT 1, SHALL ONLY BE ACCESSED INTERNALLY.

RESTRICTIONS:
 ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS
 FILED AS AN ADJUNCT HERETO.
PUBLIC DEDICATION:
 THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY
 PUBLIC, ARE HEREBY SHOWN AS SET ASIDE AND ARE GRANTED TO THE PUBLIC
 FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER
 PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING,
 PLANTING, OR OTHER STRUCTURE SHALL BE PLACED ON ANY SERVICE
 PLANTED WITHIN THE LIMITS OF ANY SERVICE SO AS TO UNREASONABLY
 INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE WAS GRANTED.
SEWER DISPOSAL:
 NO PERSON SHALL REMOVE OR INSTALL A METHOD OF SEWAGE DISPOSAL,
 OR PERSON SHALL REMOVE OR INSTALL A METHOD OF SEWAGE TREATMENT
 OR SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE
 LOCAL HEALTH AUTHORITY.

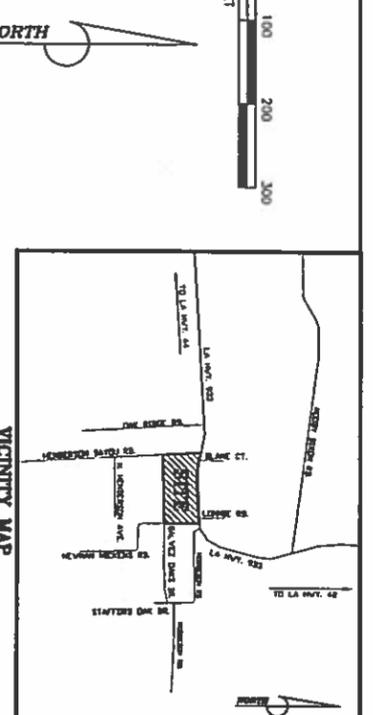
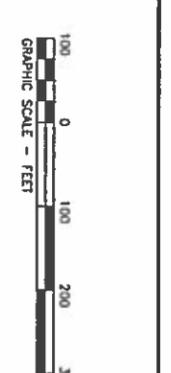
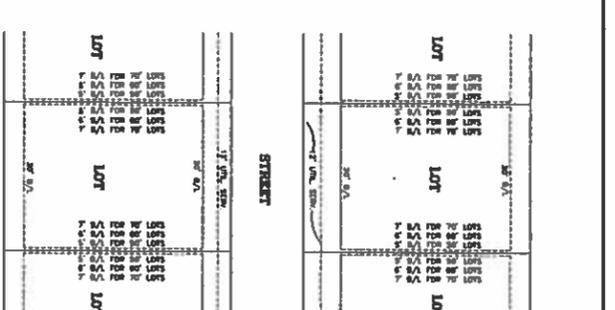
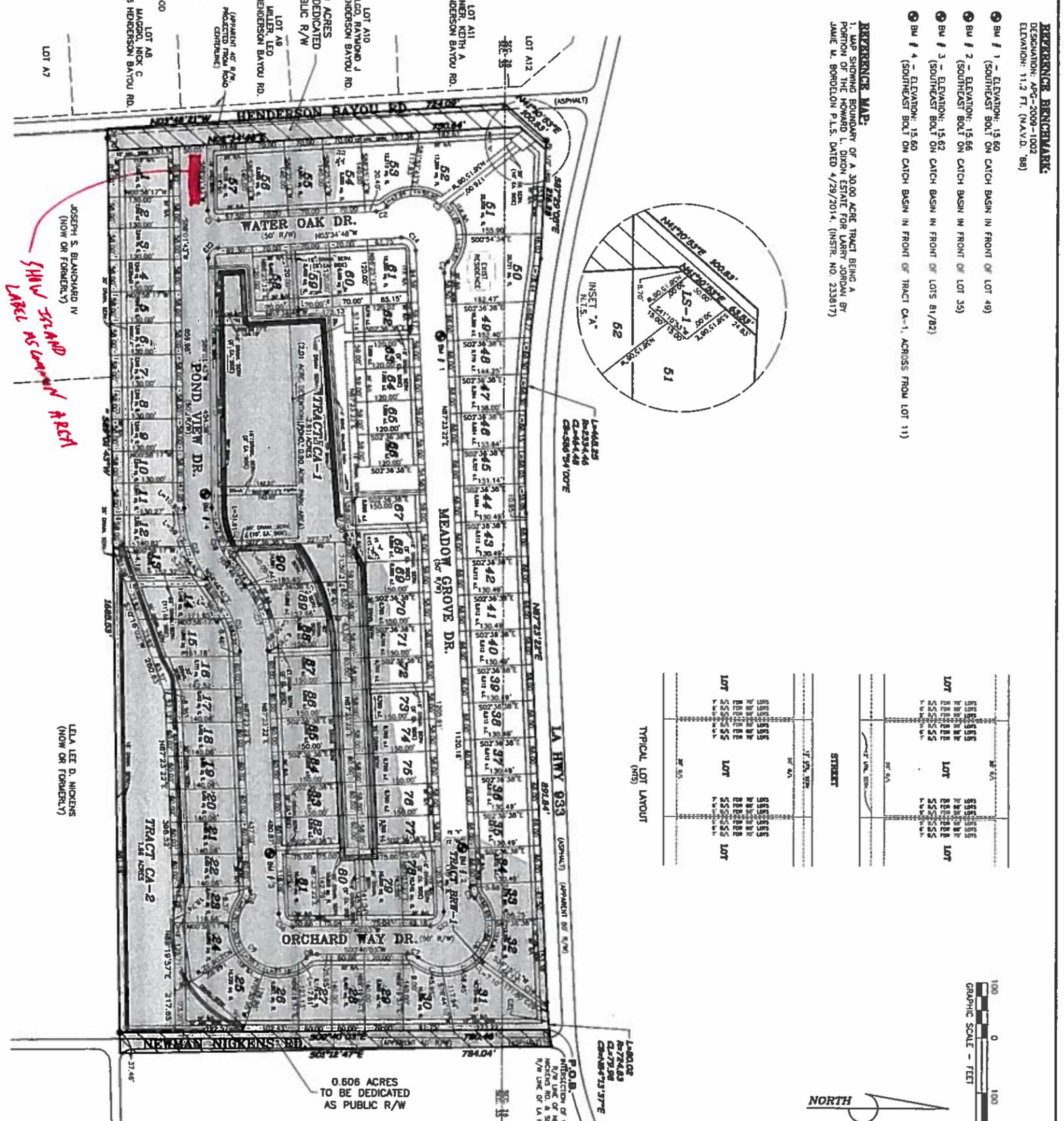
REVERSE BENCHMARK:
 DESIGNATION: APC-2009-1002
 ELEVATION: 112 FT. (NAVD. 89)

REFERENCE MAP:
 1. MAP SHOWING BOUNDARY OF A 30.00 ACRE TRACT BEING A
 PORTION OF THE LAND L. DONOR STATE FOR LARRY JORDAN BY
 JAMIE M. BORDLEON P.L.S. DATED 4/29/2014. (INSTR. NO. 233817)

REMARKS:
 1. ELEVATION: 13.60
 (SOUTHEAST BOLT ON CATCH BASIN IN FRONT OF LOT 49)
 2. ELEVATION: 15.66
 (SOUTHEAST BOLT ON CATCH BASIN IN FRONT OF LOT 35)
 3. ELEVATION: 15.62
 (SOUTHEAST BOLT ON CATCH BASIN IN FRONT OF LOT 81/82)
 4. ELEVATION: 15.60
 (SOUTHEAST BOLT ON CATCH BASIN IN FRONT OF TRACT CA-1, ACROSS FROM LOT 11)

PRELIMINARY
 DATE: 02/01/2016

PROFESSIONAL LAND SURVEYOR
 REG. # 5135
 MCLIN TAYLOR, INC.



CURVE RADIUS	ARC LEN.	CHD BEARING	CHORD
C1	18.50	N42°43'27"E	26.75
C2	30.00	N23°37'15"W	20.56
C3	75.00	S42°02'52"W	149.58
C4	30.00	S72°25'36"E	20.70
C5	30.00	N67°12'20"E	20.70
C6	75.00	N46°55'35"W	149.64
C7	30.00	S19°13'44"W	20.42
C8	30.00	N43°21'03"E	20.70
C9	75.00	N72°25'36"W	149.28
C10	30.00	N43°21'39"E	20.70
C11	175.00	S71°05'02"W	98.27
C12	225.00	N71°54'13"E	132.51
C13	18.50	S28°22'54"E	25.56
C14	25.00	S41°54'17"W	35.65
C15	25.00	N46°38'21"W	35.95
C16	25.00	N43°21'39"E	34.75
C17	225.00	S71°05'02"W	128.34
C18	175.00	N71°54'13"E	103.06
C19	724.83	N86°59'57"E	9.91
C20	724.83	N86°14'42"E	9.14
C21	724.83	N84°40'07"E	30.74
C22	724.83	N82°15'37"E	30.22

0.606 ACRES TO BE DEDICATED AS PUBLIC R/W

THE GROVE AT ASCENSION
 OF
 FINAL PLAT
 (A RESIDENTIAL DEVELOPMENT)
 LOCATED IN SECTION 26 & 35, T8S-R3E
 ASCENSION PARISH, LOUISIANA
 FOR
THE GROVE AT HENDERSON BAYOU, LLC
 15053 REVELLE AVE
 BATON ROUGE, LOUISIANA 70810
 (225) 205-1059



APPROVED:
 FILE NUMBER _____
 DATE _____

CHAIRMAN
 ASCENSION PARISH PLANNING COMMISSION



DATE: FEBRUARY 01, 2016



Description: Germany Oaks Subdivision
Quality Engineering & Surveying, LLC
(Council District 11)

ATTACHMENTS:

Description	Upload Date	Type
Germany Oaks	3/2/2016	Cover Memo

MAJOR SUBDIVISION FINAL PLAT

B) Germany Oaks Subdivision

The proposed subdivision is located on Germany Rd. approximately 2,543 feet east of Airline Hwy in Council District 11 and zoned Medium Intensity (RM). The application is on behalf of Kelly C. Sills, LLC by Quality Engineering & Surveying, LLC.

This final plat will create 97 residential lots and 2.3 acres of park space on 33.6 acres. The minimum lot size is 53' in width and 6,250 square feet.

Project Timeline:

- May 14, 2014 – Planning Commission approved the preliminary plat
- June 18, 2015 – Construction plans approved
- August 12, 2015 – Minor revisions to preliminary plat to revise lot sizes and renumber lots

Note: Signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning sewer impact fees.

STAFF REVIEW COMMENTS

A final inspection was performed on 2/25/2016 at 8:30 AM. Per DPW inspection department, the applicant has failed the final inspection based on the following comments regarding items not being built according to plans:

1. Reposition ditch on the south side of Germany Road where turn-lane was installed. Reposition ditch to where force slope and ditch is built as per plans. Move all driveway pipes south of roadway further south to achieve 3 to 1 slope.
2. Install asphalt aprons on all driveways in turn lane area.

Planning Department comments:

Final plat:

1. Pin Oak Avenue must be renamed
2. Provide access to the landscape buffer behind lots 29 – 36

Site construction:

1. Pin Oak Avenue sign replacement
2. Sign must be provided for park area in accordance with 17-4020 H.6.

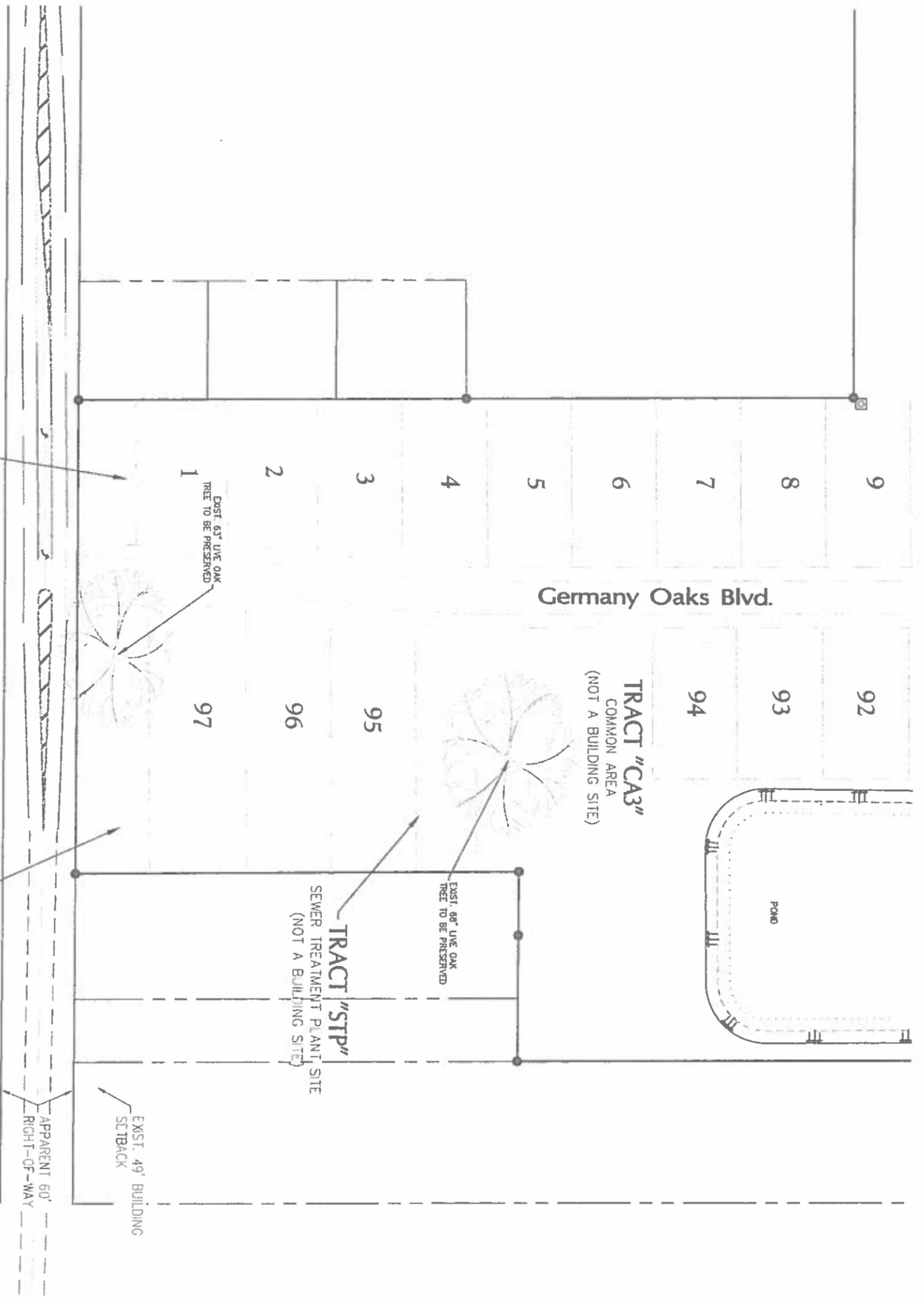
3. Sidewalk must be installed at park between lots 93 and 94
4. Sidewalk must be installed at both common area tracts along Germany Road

Punchlist from final inspection:

- 1) Hydro-mulch from back of curb to stacks.
- 2) Dip in roadway at turn-lane.
- 3) Final grade on all lots.
- 4) Clean sewer manhole through A3, 5, 6, 7, B6, D1
- 5) Grout around pipe in manhole.
- 6) B-6 sewer manhole needs to reset – damages by utility company.
- 7) B1 drainage regROUT.
- 8) Wire up sewer treatment plant.
- 9) Install sidewalk to treatment plant.
- 10) Install wooden fences around lift station and sewer treatment plant.

STAFF RECOMMENDATIONS

Staff recommends denial of the final plat as the final inspection was failed due to the manner in which the ditch on the south side of Germany Road was constructed.



NOTES:

EXISTING TREES TO BE PRESERVED:
 1 LIVE OAK (63")
 2 LIVE OAK (68")
 131"

REQUIRED PARK AREA:
 = 2.0 ACRES

INCHES OF TREES REQUIRED IN PARKS
 = 180 INCHES

INCHES OF TREES PRESERVED x2
 = 262 INCHES PROVIDED DBH TREE CREDITS

INCHES OF TREES REQUIRED AFTER TREE CREDITS
 = 0 INCHES

Client
KELLY C. SILLS, L.L.C.
 4125 JAMES TOWN AVENUE
 BALTIMORE, LA 70006

Project
GERMANY OAKS
 4125 JAMES TOWN AVENUE
 BALTIMORE, LA 70006

Title
TREE PRESERVATION PLAN

Description
 LOCATED IN SECTION 9, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

DWG Path: P:\13-179 34 Acres Germany Rd\Drawings\Engineering\13-179 Tree Exhibit.dwg

QUALITY
 Engineering & Surveying, LLC
 18350 Hwy 48 Port Vincent, LA 70726
 TEL 225-698-1600 FAX 225-698-3367
 www.QESLA.com



Date
 MARCH 2016

Project No.
 13-179

Drawn By
 RMB

1 OF 1 Sheet



Description: ~~River Landing – Second Filing~~

~~Quality Engineering & Surveying, LLC
(Council District 5)~~

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



Description: Woodland Manor - First Filing
Quality Engineering & Surveying, LLC
(Council District 10)

ATTACHMENTS:

Description	Upload Date	Type
Woodland Manor - First Filing	3/2/2016	Cover Memo

March 9, 2016

MAJOR SUBDIVISION FINAL PLAT

D) Woodland Manor – First Filing

Woodland Manor subdivision is located on Coontrap Road approximately, 2,302 feet south of LA Hwy 74 in Council District 10 and zoned Medium Intensity (RM). The application is on behalf of America Homeland, LLC by Quality Engineering & Surveying, LLC.

This proposed filing will create 71 residential lots and two common area tracts. Lots in this subdivision range from 50' – 70' in width. The applicant is requesting approval of the final plat.

Project Timeline:

- December 11, 2013 – Planning Commission approves the Woodland Manor preliminary plat.
- April 27, 2015 – Construction plans approved and minor revisions made to preliminary plat

Note: Signature by the Planning Commission Chairman shall be withheld until an agreement has been reached between the Parish of Ascension and the applicant concerning sewer impact fees.

STAFF REVIEW COMMENTS

A final inspection was performed on 2/29/2016 at 8:30 AM. Per DPW Inspection Department, the applicant has passed the final inspection contingent upon all punch list items being addressed and the 4-6 lots without electrical service being removed from the first filing.

Planning Department comments:

Site construction:

1. The 1x4 wood rails along the walking trail were not constructed in accordance with Section 17-4020 (G): “Where ends of 2 rails meet, at least 12” of 1”x 4” material shall be used as an overlap on the outside of the trail for additional support.”
2. The turn lane onto Grand Wood Ave. has not yet been striped
3. Sign must be provided for park area in accordance with 17-4020 H.6.
4. Sidewalk is not installed at common area on west side of entrance (near treatment plant). Sidewalk at east side is broken. – must be replaced
5. The length of trail running N-S behind lots 15-18 has not been constructed.

Punchlist from final inspection:

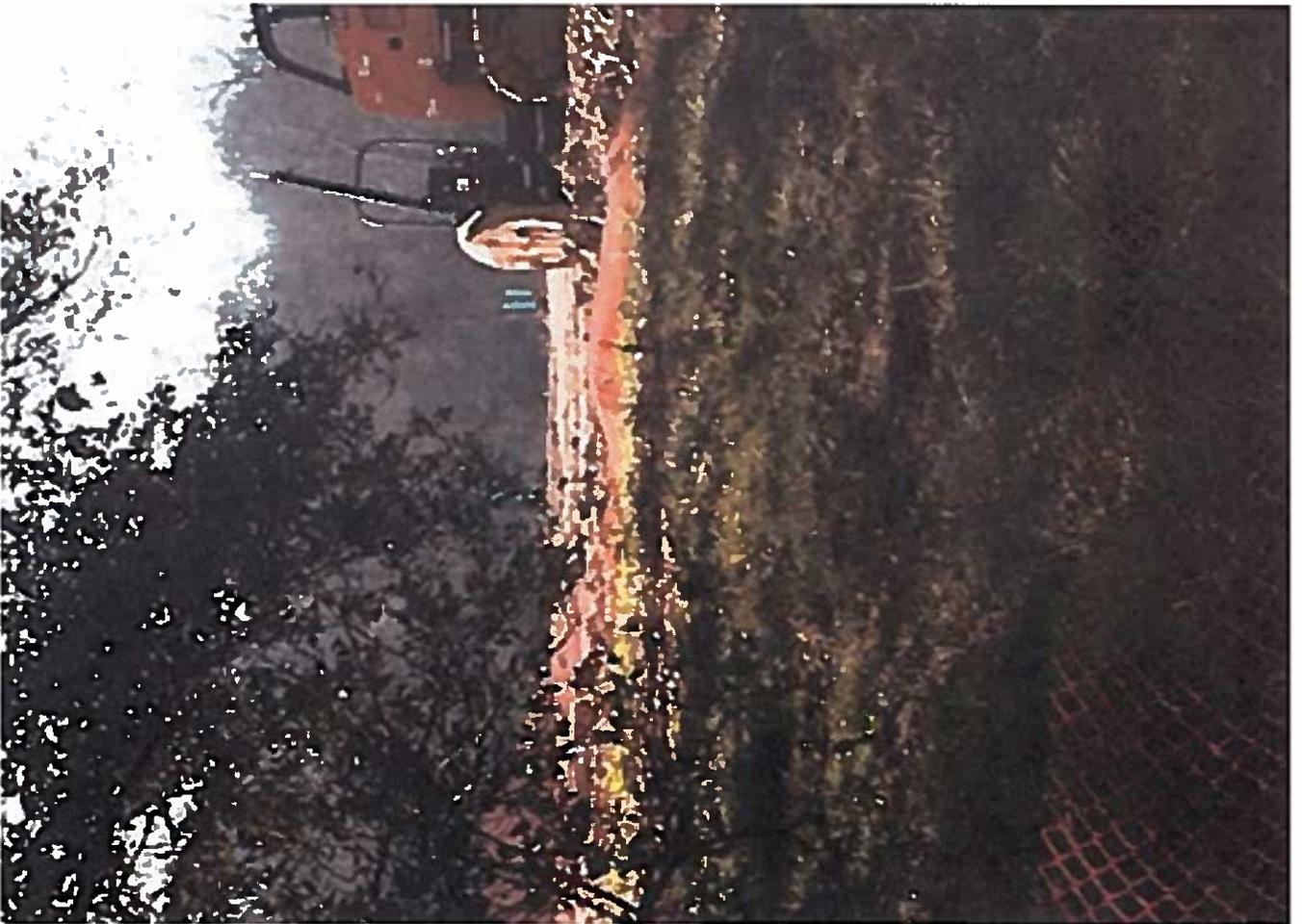
- End of First Filing, across from wet well-lift station on left of street, there are 4-6 lots that do not have electrical service. This must be addressed in order to pass inspection.
- Area at lift station with no electrical service.
- Side walk broken on left side on corner of second street.
- Walking trail not completed
- Sidewalk broken on left side of street at entrance.
- Electrical stub out for electricity to sewer treatment plant has not been completed.
- Need lot grading.
- Hydromulch need to be behind curve to sewer stacks.
- Final dress on pond and hydromulch.
- Need striping on turn lane and dress slope on turn lane.
- Need sign for the park.
- Need fence around wet well and sewer treatment plant.
- Curb broken near Coontrap.
- Clean up front ditch along Coontrap.
- Need 1"x4"x12" overlap on walking trail boards.

STAFF RECOMMENDATIONS

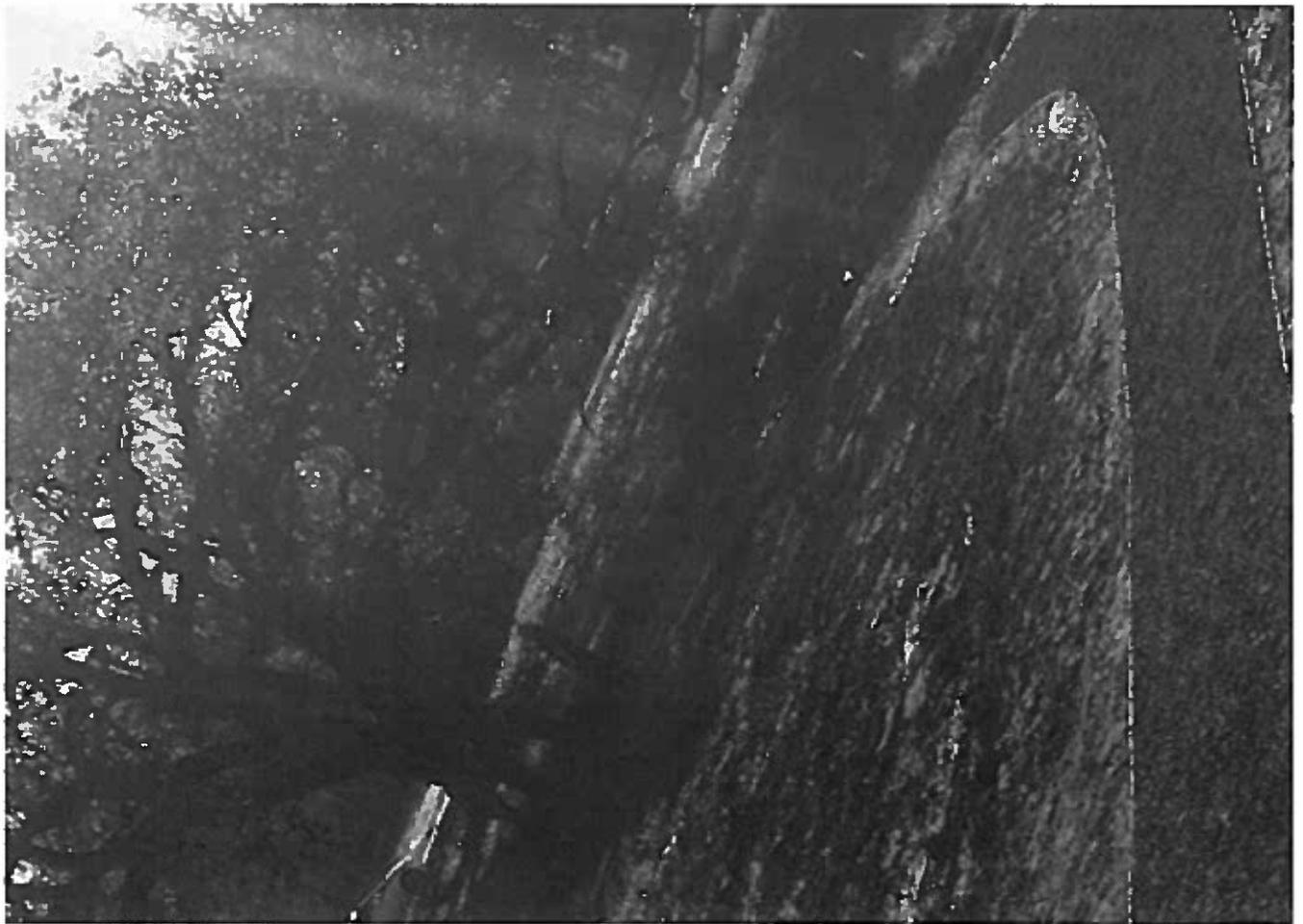
Staff recommends approval of this final plat contingent upon satisfactory completion of all outstanding items listed above, posting of maintenance bond, and the engineering department receiving and approving as-built drawings, engineer's certification, testing reports, etc.

The preliminary plat does not currently match the final plat if there are 6 lots without electricity within the proposed filing. Both maps will need to be revised prior to final plat signature.

Planning Commission needs to make a decision about the ultimate routing of the proposed trail system – as it is currently constructed, it is incomplete and based on how it was planned/designed, it cannot be built as shown.





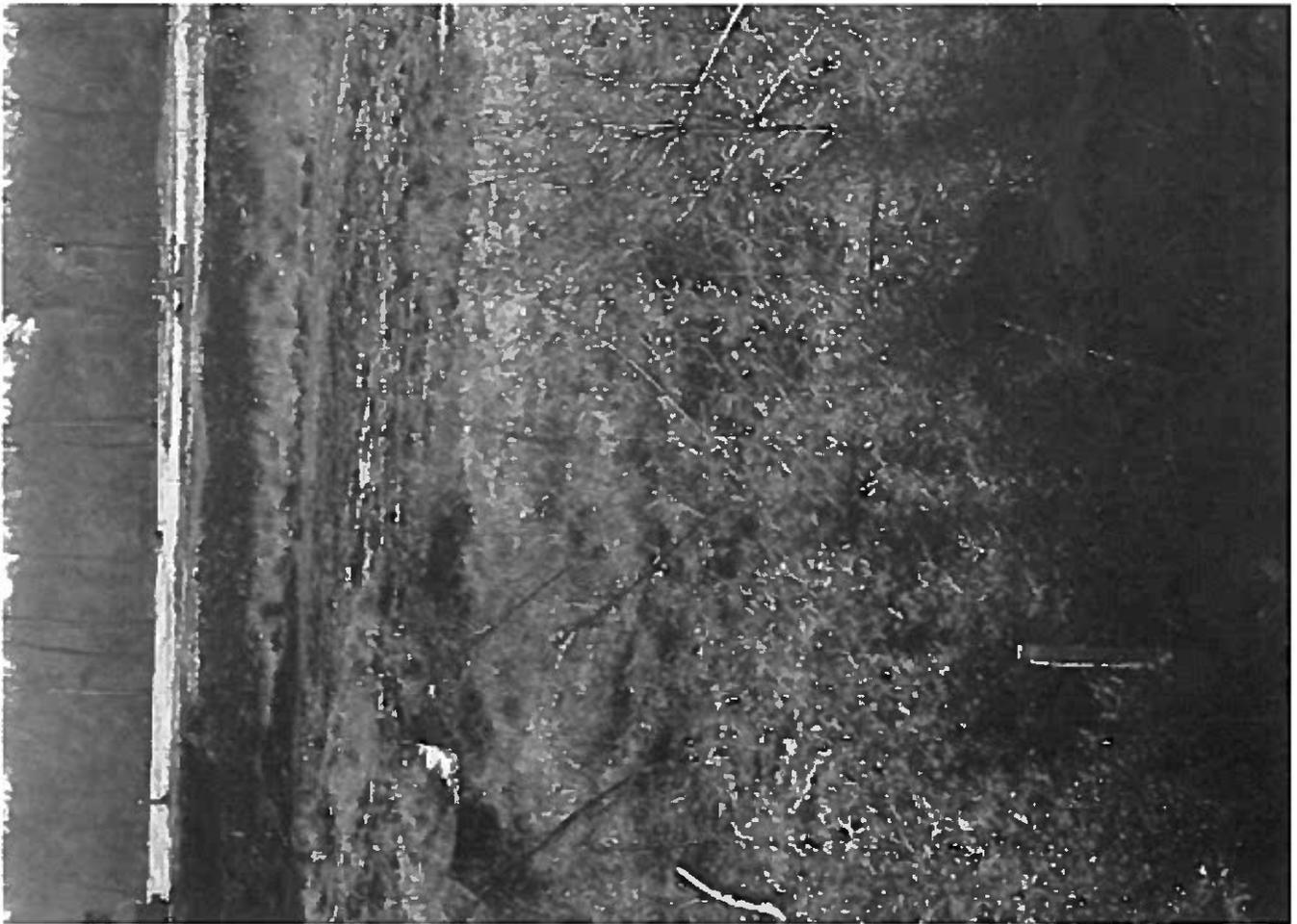


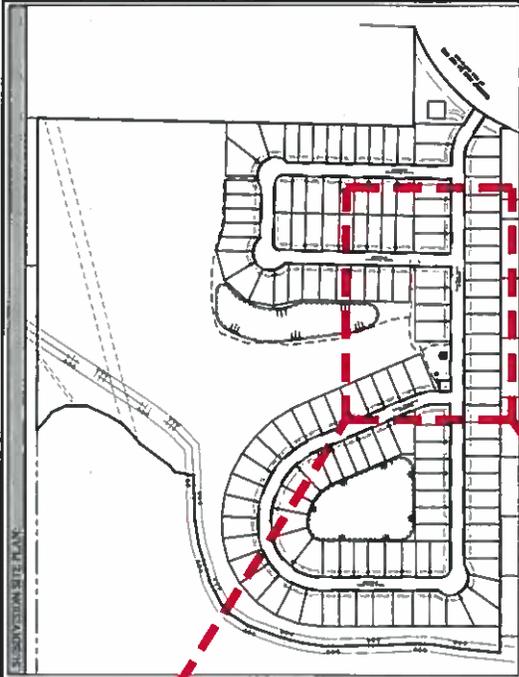












LEGEND:

- PROPOSED WALKING TRAIL
- PROPOSED PARK SPACE
- PROPOSED TRAIL EXHIBIT
- PROPOSED TRAIL EXHIBIT
- PROPOSED TRAIL EXHIBIT
- PROPOSED TRAIL EXHIBIT



PRELIMINARY PLANS
 THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTENCE OF ALL UTILITIES.

REVISED WALKING TRAIL EXHIBIT

WOODLAND MANOR
 FIRST & SECOND FILINGS

PROJECT: 10000 WOODLAND MANOR AVENUE, SUITE 100, DALLAS, TEXAS 75243
 CLIENT: AMERICA HOMELAND, L.L.C.
 ARCHITECT: BAKER & CO. ARCHITECTS, L.P.
 11111 W. LAKELAND AVENUE, SUITE 200, DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 WWW: BAKERANDCO.COM

DATE: 11-15-11
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 PROJECT NO.: 10000 WOODLAND MANOR AVENUE, SUITE 100, DALLAS, TEXAS 75243



VIEW POINT 'B'

-DRAINAGE CULVERTS HINDER THE PLACEMENT OF ORIGINAL WALKING TRAIL
 -ELEVATION CHANGE OF 7' MAKES ACCESS CHALLENGING
 -LESS DESIRABLE



VIEW POINT 'A'

-MORE DESIRABLE
 -REFINES PARK SPACE
 -MAKES CONNECTION TO MAJESTIC WOOD



Description: Ordinance DR16-05: Revisions to the Drainage Regulations in the Unified Land Development Code pertaining to Drainage Impact Study Modeling Event

ATTACHMENTS:

Description	Upload Date	Type
ORD DR16-05 DIS Modeling Event	3/1/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



DR16-05

Item for Consideration:

Ordinance DR16-05: Revisions to the Drainage Regulations in the Unified Land Development Code pertaining to Drainage Impact Study Modeling Event.

The current regulations pertaining to the design criteria for a drainage impact study do not clearly define the storm modeling event to be utilized.

We need to revise the code to clarify the drainage impact study requirements that are currently stated in the 2003 Drainage Impact Policy.

What the LDC currently says:

17-5013. Design Criteria:

- A. Storm drainage design, unless otherwise noted, shall utilize at a minimum ten year 24-hour storm duration as determined by Technical Release 55 published by the United States Department of Agriculture (Currently 8.5 inches over a 24-hour period).
(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)
- B. Drainage Impact Studies shall:
 - 1. Be prepared in accordance with the latest revision of the Drainage Impact Study Policy, as established by the Ascension Parish Planning Commission.
 - 2. If no construction has begun within twenty-four (24) months following the acceptance of the drainage impact study by the Ascension Parish Office of Planning and Development, the owner, subdivider, and/or developer shall resubmit a new Drainage Impact Study for review.
- C. All drainage impact studies, construction plans, and final drainage calculations for residential subdivisions and commercial developments submitted to the Office of Planning & Development shall be performed under the direction of and sealed by a Professional Engineer licensed to practice Civil Engineering in the State of Louisiana. Exceptions will be considered by the Planning Director for cases showing a clear reduction in total impervious area and no modifications to existing drainage elements.
- D. The Parish Floodplain Administrator may require a flood elevation certificate from a Professional Land Surveyor or Professional Engineer for residential and commercial structures at his/her discretion.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



- E. Interior subsurface stormwater system conveyance may be designed based upon the five year storm event provided peak flows for the ten year event do not cause a design failure.
(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09)

What the revised LDC will say:

17-5013. Design Criteria:

- B. Drainage Impact Studies shall:

1. Model the 10 year, 25 year, and 100 year storm events. If the models determine detention is necessary to maintain or reduce the post-developed 10 year and/or 25 year peak runoff rate to a rate equal to or less than the pre-developed 10 year and/or 25 year runoff rate, then the detention system shall be designed and built to contain the 25 year storm levels without overtopping.

(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09; DR16-05, date)

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



ORDINANCE NO. DR16-05

**REVISIONS TO SECTION 17-5013 (B) IN APPENDIX
V OF THE PARISH UNIFIED LAND DEVELOPMENT
CODE PERTAINING TO THE DESIGN CRITERIA OF
DRAINAGE IMPACT STUDIES PROVIDING AN
EXPIRATION DATE.**

PURPOSE: The purpose of this ordinance is to revise language in Section 17-5013 in Appendix V of the Drainage Regulations of the Unified Land Development Code to add an expiration date to approved drainage impact studies.

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 V – Drainage Regulations of the Parish Unified Land Development Code adopted October 2, 2014, and

BE IT ORDAINED by the Ascension Parish Governing Authority that Section 17-5013 in Appendix V of the Unified Land Development Code is hereby amended as follows. These changes are adopted as follows:

See attached Appendix V – Section 17-5013.B.1. – Exhibit 1

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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 V – Section 17- 5013.B.1.

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

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

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



Exhibit 1

17-5013. Design Criteria:

B. Drainage Impact Studies shall:

1. Model the 10 year, 25 year, and 100 year storm events. If the models determine detention is necessary to maintain or reduce the post-developed 10 year and/or 25 year peak runoff rate to a rate equal to or less than the pre-developed 10 year and/or 25 year runoff rate, then the detention system shall be designed and built to contain the 25 year storm levels without overtopping.
(Ord.# DR07-01, 9/6/07; DR09-01, 7/16/09; DC09-09, 12/17/09; DR16-05, date)