



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

Planning Commission
April 13, 2016 - 6:00 PM
Courthouse East, 2nd Floor, Council Meeting Room
Gonzales, Louisiana

AGENDA

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Pledge of Allegiance**
- 4. Introduction of Staff**
- 5. Chairman's Comments**
- 6. General Business**
- 7. Minutes**
 - (A) **Approval or Denial of the Minutes of the March 9, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Gary Bernard Property
 - 1) Lot 1-F (Jimmy Madere, Sr.)
 - 2) Lot 1-B (Richard Bouchereau)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Noel Property - Lots JN-1-A and JN-1-B**
Earles and Associates, LLC
(Council District 1)
- 10. Public Hearing to Approve or Deny the Following Preliminary Plats:**
 - (A) **Galvez Trails**
MR Engineering & Surveying, LLC
(Council District 5)
- 11. Public Hearing to Approve or Deny the Following Subdivision Final Plat:**
 - (A) **Dutchtown Meadows**

MR Engineering & Surveying, LLC
(Council District 8)

(B) **New River Oaks Subdivision**

Benchmark Group, LLC
(Council District 3)

(C) **River Landing - Second Filing**

Quality Engineering & Surveying, LLC
(Council District 5)

12. Staff Report

13. Engineering Staff Report

14. Adjourn

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

MINUTES
Planning Commission
March 9, 2016

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, March 9, 2016 at 6:00 p.m. in the Courthouse East Meeting Room, Gonzales, Louisiana in a regular session convened.

I. Meeting was called to Order

Meeting was called to order by Chairman Matthew Pryor.

II. Roll Call of Members

The following members were present:

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

The following members were absent:

None

III. Pledge of Allegiance

IV. Introduction of Staff

Stacie Webb – Secretary, Planning and Development

O’Neil Parenton – Legal Counsel

Ben Moran – Planner

Lance Brock – Zoning Official/Interim Director, Planning and Development

Rhonda Braud – Engineer

Bob Turner – Engineer

Lavern Bourgeois – Chief Building Official

V. Chairman’s Comments

Chairman Pryor welcomed the new members to the Commission as well as the new Interim Director for Planning and Development, Mr. Lance Brock.

VI. General Business

A) Swearing in of New Commission Members

At this time Legal Counsel O’Neil Parenton swore in the following members to the Planning and Zoning Commission:

Douglas Foster	Anthony Christy
Aaron Chaisson	Morrie Bishop
Edward Dudley	Julio Dumas

Chairman Pryor recognized the following in attendance at tonight's meeting:

Councilman Daniel Satterlee
Councilman Bill Dawson
Mr. Ken Dawson, Chief Administrative Officer

VII. Minutes

A) Approval or Denial of the Minutes of the February 10, 2016 Planning Commission Meeting

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve the February 10, 2016 Planning Commission minutes as presented.

B) Approval of Denial of the Minutes of the February 10, 2016 Joint Planning and Zoning Commission Meeting

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Julio Dumas and unanimously adopted, to approve the February 10, 2016 Joint Planning and Zoning Commission minutes as presented.

VIII. 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)

Moved by Mr. Morrie Bishop, seconded by Mr. Aaron Chaisson and unanimously adopted, to approve the consent agenda.

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

<u>Traffic Study</u>	=	<u>Site Plan</u>
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 – Glasscock 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.

Mr. Jared Beiriger with Quality Engineering & Surveying, LLC presented this preliminary subdivision plat. He stated the owner of the property recently met with Parish Administration as well as some Council members and negotiated a voluntary traffic impact fee on said site. The fee that was negotiated is \$1,000.00 per lot. Also in negotiations, it was agreed if the Council decides to pass a traffic impact fee and those fees are actually higher than the \$1,000.00 per lot negotiated, then that particular ordinance would supersede what was negotiated.

Mr. Ben Moran said he would like the wording of the negotiated voluntary traffic impact fees be placed on the plat as well as the note about the sewer impact fee that currently exists.

Mr. Bob Turner expressed he would like to see some improvements on the road system start somewhere between the second and third filing before going forth with the additional filings.

Mrs. Rhonda Braud stated there are still drainage issues that have not been resolved.

Chairman Pryor recognized Parish President Kenny Matassa and Councilman John Cagnalotti who entered into the audience at this time.

Public hearing was opened.

The following spoke:

- 1 – Jeff Pettit – neither for or against development
- 2 – Councilman Bill Dawson – neither for or against development
- 3 – Kathryn Goppelt – against development (**Attachment B**)

Public hearing was closed.

Mr. Grady Melancon, owner of the property, expressed the project would generate over \$21 million in taxes over a ten (10) year period to address the issues being caused.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Julio Dumas, this preliminary subdivision plat was approved by the following roll call vote contingent on a) the developer submitting another traffic impact study at the end of the second filing; b) drainage impact study being approved by engineering; and c) the following is to be noted on plat: *\$1,000 per lot traffic impact fee is to be paid at the approval of each final plat (unless Parish passes an ordinance enforcing traffic impact fees. If such an ordinance is enacted, the impact fee to be paid will be the greater of the \$1,000.00 per lot fee or the fee imposed by the ordinance.)*;

YEAS: Julio Dumas, Morrie Bishop, Anthony Christy, Douglas Foster

NAYS: Edward Dudley, Aaron Chaisson

ABSENT: None

Chairman did not vote.

(4) YEAS, (2) NAYS, (0) ABSENT, and motion CARRIED.

X. Public Hearing to Approve or Deny the Following Final Subdivision 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 1.2 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.

Mr. Ross Berthelot, developer with The Gove at Ascension, presented this final subdivision plat.

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Anthony Christy and unanimously adopted, to approve this final subdivision plat contingent on staff recommendations being addressed.

B) German 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.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this final subdivision plat subject to all staff comments being satisfied.

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

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.

Mr. Jared Beiriger with Quality Engineering & Surveying, LLC presented this final subdivision plat.

Public hearing was opened.

The following spoke:

1 – Todd Acosta – neither for or against development

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this final subdivision plat contingent on a) amending the preliminary plat to match the trail on the final plat; b) staff comments being addressed; c) grade foot of trail bridge better as to not wash out.

Councilman Johnny Cagnolatti welcomed the newly elected Commission and thanked them for their service.

XI. 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

Mrs. Rhonda Braud presented and explained the revisions to said proposed ordinance. *(See Attachment A)*

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Edward Dudley, seconded by Mr. Morrie Bishop and unanimously adopted, to recommend approval to the Parish Council revisions to the Drainage Regulations in the Unified Land Development Code pertaining to Drainage Impact Study Modeling Event as presented. *(See Attachment A)*

XII. Staff Report

No report.

XIII. Engineering Staff Report

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

15 - in infrastructure
8 - in review
10 - in preliminary review
5 - preliminary application submittals
Approximately 44 commercial sites in some form of infrastructure

XIV. Adjourn

A motion was made by Mr. Aaron Chaisson, meeting adjourned at 7:31 p.m.

Matthew Pryor, Chairman

Attachment A

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.

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- 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
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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 I

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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)

Attachment B

Planning Commission
March 9, 2016
Preliminary Plat for Riverton

You have before you the consideration of 780 homes on 260 acres with another 148 acres and 444 homes off of Hwy 22 about one mile west of Hwy. 44. Approximately 3 homes per acre with 20.3 acres of green space. According to the Neel-Schaffer traffic impact study, Riverton will add 7,000 vehicles per day at build-out, an increase in delay times from 27.2 to 206.4 seconds, and reduces the level of service of LA 22 from a "D" to an "F." A roundabout is recommended at the proposed entrance at LA 22 in lieu of turn lanes.

Staff recommends denial as the traffic impact study has not been approved.

Items mentioned, but not addressed: (This is not a complete list)

- Need for 11-15 acres for a school site in the next 5-10 yrs in this area
- No verification from the Corps of Engineers on the Base Flood Elevation
- No verification of watershed
- Required cut and fill volumes and profiles for drainage
- Subdivision should be required to participate in future costs to widen LA 22 from La 44 to the railroad track to handle additional volume of traffic.
- No consideration of additional traffic growth is considered even though considerable open land could be developed in the near future adding additional traffic to the LA 22 LA 44 corridor.
- No timeline is provided for build-out.

In managing growth, Principle 2 page 5 of the Master Plan which is the law and states "Encourage growth **only** in areas of the parish which can support it with adequate soils, drainage, and physical infrastructure."

There are at least 3 reasons to deny this approval:

1. This development as presented lacks adequate physical infrastructure to support it according to professional engineers.
2. The application is incomplete as several items of concern have not been adequately addressed in the application as required by ordinance.
3. Staff recommendation is to deny.

I see only one reason to approve mentioned nowhere in the Code; **pressure from the developer**. Follow the recommendations of the professionals and the Code. Require the developer to complete deficient items and address concerns before approval.

This is your first decision as a body and will set the tone for the rest of your tenure.

I ask that these comments be placed in the public record for this meeting.

Kathryn Goppelt

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



April 13, 2016

- A) **Gary Bernard Property**
1) **Lot 1-F (Jimmy Madere, Sr)**
2) **Lot 1-B (Richard Bouchereau)**
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

February 15, 2016

Chase Bank
PO Box 78420
Phoenix, AZ 85062-8420

RE: Application to Subdivide Lot I-F – Jimmy J Madere, Sr.

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 I-F for Jimmy Madere, Sr. (31213 Gomez Rd. Donaldsonville, LA 70346) 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 April 6, 2016 or can appear at a public hearing on April 13 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Jimmy J. Madere Sr. who, avers that he/she is the legal owner of Lot 1-F-1 / Sec. 18, T-11-S, R-14-E Ascension Parish (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)
Chase Bank
- Lender's Address (the address to which payments on the mortgage are mailed)

PO Box 78420
Phoenix, Az. 85062-8420

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

Jimmy J Madere

- Account number or Reference number

1190412564

- Borrower's municipal address

31213 Gomez Rd Donaldsonville La 70346

- 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

1-F-1

- Name of Subdivision in which the property is located

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

e 80 acres more or less Section 18 Township 115 Range 14E

(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 7 day of Jan, 2016

WITNESS:

Diane Madere

Printed Name: Diane Madere

APPLICANT:

Jimmy J Madere Sr.

Printed Name: JIMMY J MADERE SR.

Debra L Peltier
NOTARY

Debra L Peltier
Printed Name:

021491
Notary # or La. Bar #

Debra L Peltier
Notary Public
Ascension Parish
ID# 021491

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Kenny Matassa
Parish President

February 15, 2016

Bank of America
PO Box 5170
Simi Valley, CA 93062-5170

RE: Application to Subdivide Lot 1-B -- Richard Bouchereau

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 1-B for Richard Bouchereau (3143 Ourse Rd. Donaldsonville, LA 70346) 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 April 6, 2016 or can appear at a public hearing on April 13 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Ben Moran
Planner, Planning and Development Department

Cc: Ricky Compton, Planning and Development Director

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ASCENSION

AFFIDAVIT OF MORTGAGE DECLARATION

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, personally came and appeared, the Applicant, Richard Bouhert who, avers that he/she is the legal owner of 3143 OUSARD DONALDSONVILLE, LA (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) RB 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)

BANK OF AMERICA

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

P.O. Box 5170 Simi Valley, CA 93062-5170

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

Richard & June Bouchillon

- Account number or Reference number

229201265

- Borrower's municipal address

3143 OULSO RD. DONALDSONVILLE LA 70344

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

1.52 Acres

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

LOT 1 B

- Name of Subdivision in which the property is located

8-11-14

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

1.52 Acreage

(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 4 day of January, 2016

WITNESS:

Mari Maden

Printed Name: Mari Maden

APPLICANT:

Richard Bouchereau

Printed Name: Richard Bouchereau

Debra L. Pelletier
NOTARY

Debra L Pelletier

Printed Name:

021491
Notary # or La. Bar #

Debra L. Pelletier
Notary Public
Ascension Parish
ID# 021491



GARY BERNARD
P.O. BOX 502, WHITE CASTLE, LA 70788

RICHARD BOUCHEREAU
3143 OURSO ROAD, DONALDSONVILLE, LA 70346

JIMMY MADERE
3122B GOMEZ ROAD, DONALDSONVILLE, LA 70346

DATE _____

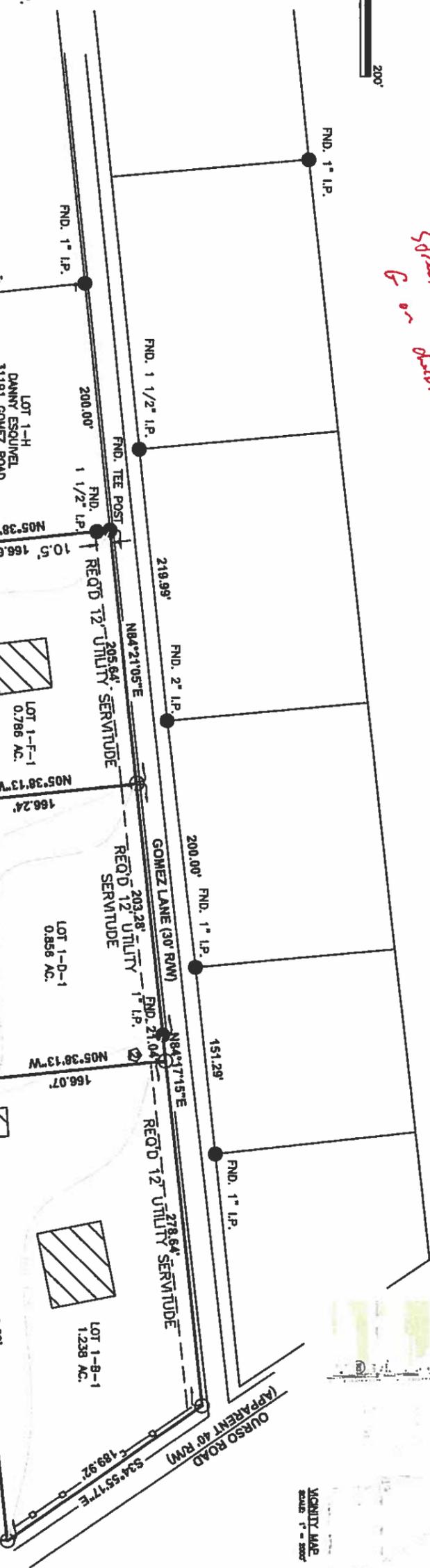
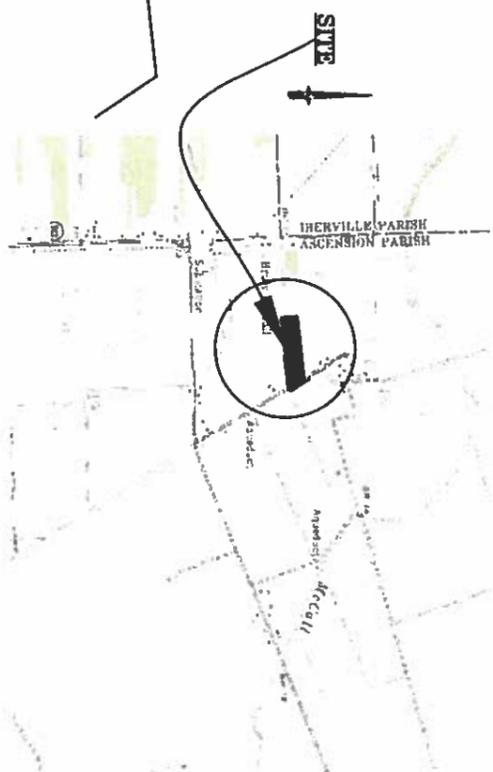
DATE _____

DATE _____

*Street Power Statement
G on checklist*

0' 50' 100' 200'

MOBILITY MAP
SCALE 1" = 2000'



LEGEND
● FOUND I.P.
○ SET 1/2" I.P.
□ FENCE
--- TOP OF BANK
--- REQ'D 12' UTILITY SERVITUDE
--- CENTER LINE OF DITCH

GENERAL NOTES:
1. BASIS OF BEARING: N84°22'00"E SOUTH P/L OF LOT 1-H
2. NO WETLAND DELINEATION REQUESTED OR A PART OF THIS SURVEY
3. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES
4. PROPERTY LIES IN APPARENT FLOOD ZONE X ACCORDING TO FIRM MAP 220013 0200 E DATED 8/16/2007.
5. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.
6. SETBACKS:
25' FRONT
20' REAR
10' SIDES
7. ZONING: C- CONSERVATION

EXCHANGE NOTES:
① EXCHANGE OF 0.088 ACRES FROM LOT 1-D-1 TO LOT 1-F-1
② EXCHANGE OF 0.020 ACRES FROM LOT 1-B-1 TO LOT 1-D-1
③ EXCHANGE OF 0.020 ACRES FROM LOT 1-D-1 TO LOT 1-B-1

PLAT SHOWING SURVEY AND EXCHANGE OF PROPERTY LOCATED IN SECTION 18, T-11-S, R-14-E, SOUTHEAST LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER, ASCENSION, LOUISIANA
FOR
GARY BERNARD
P.O. BOX 502
WHITE CASTLE, LA 70788

I CERTIFY THAT THIS SURVEY HAS BEEN DONE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH LSBRPELS LRS 33:5051, ET SEQ LAC 46: LXI CHAPTER 29 BASED ON A CLASS C SURVEY

John Dunlap
Land Surveying, Inc.
3620 Cypress Park Avenue
Zachary, LA 70791
225.654.6242
jdunlap@earthlink.net

JOHN G. DUNLAP, P.L.S.
DATE: _____

PRELIMINARY

APPROVED: _____
(OR DESIGNATED REPRESENTATIVE)
PLANNING COMMISSION CHAIRMAN
PARISH OF ASCENSION, LA
DATE: _____

PLANNING COMMISSION FILE NUMBER _____

April 13, 2016

FAMILY PARTITION

A) Noel Property – Lots JN-1-A and JN-1-B

The subject property is located on Katie Lane off of LA Hwy 943 in Council District 1 and is zoned Conservation (C). The application is on behalf of Nila Jordan by Earles and Associates, LLC.

The owner is proposing a Family Partition of a Lot JN-1 into Lots JN-1-A (2.968 acres) and JN-1-B (3.005 acres). The applicant will retain Lot JN-1-B and transfer JN-1-A to her son. Both lots are accessed by Katie Lane, an existing 60 foot private servitude of passage.

STAFF REVIEW COMMENTS

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

STAFF RECOMMENDATIONS

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

April 13, 2016

MAJOR SUBDIVISION PRELIMINARY PLAT

A) Galvez Trails

The subject property is located on LA Hwy 44 approximately 1/2 mile south of LA Hwy 933 in Council District 5 and is zoned Crossroad Commercial (CC). The application is on behalf of Galvez Trails Development, LLC by MR Engineering & Surveying, LLC.

The property is 8.25 acres and the applicant is proposing a zero lot line subdivision containing 41 single family residential lots. Typical lots are 40 feet wide with a minimum size of 4,800 square feet. The subdivision will include .82 acres of designated park space.

Applicant has provided a note on the plat which states "The developer will pay a sewer impact fee of \$1250 per lot at the time of final plat and the builders will pay \$1250 per lot at the time the building permit is requested for each lot. The developer will receive a credit for the cost of the sewer treatment plant and the pump station."

STAFF REVIEW COMMENTS

Planning Department:

A wetlands determination was not submitted with the preliminary plat application. Please see attached letters from MR Engineering and wetlands consultant.

Engineering Department:

See attached letters granting preliminary approval of traffic and drainage impact studies.

STAFF RECOMMENDATIONS

Staff recommends approval.

Sec. 18-115.7. - Connection and development fees.

Sewer connection and/or development fees shall be purchased by the property owner according to the following schedule:

- (1) Improved property on existing streets\$500.00

This connection fee is to be paid at the time of connection.

- (2) Development fee, per lot\$2,500.00

- a. One-half (\$1,250.00 per lot) to be paid by the subdivision developer at the time of final plat approval by the parish.
b. One-half (\$1,250.00 per lot) to be paid by the builder or owner at the time a building permit is applied for.

Example: Subdivision with 100 lots

Developer = 100 lots x \$1,250.00 per lot = \$125,000.00

Builder = \$1,250.00 per lot paid at the time a building permit is applied for on each lot.

- (3) The heir in a parish family partition agreement shall not pay the \$2,500.00 development fee until a building permit is applied for.
(4) Sewer development fees for new parcels of land intended to be developed for industrial use will be negotiated at the time building permit(s) are applied for.
(5) The cost of sewer taps for connections larger than a six-inch diameter line will be subject to negotiation between the chief engineer and the property owner or developer.

(Ord. of 8-15-11)

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Kenny Matassa
Parish President

March 3, 2016

Mr. Chad Stevens, P.E., L.S.I.
MR Engineering & Surveying, LLC
9131 Interline Avenue, Suite 3A
Baton Rouge, LA 70809

**RE: Galvez Trails Subdivision (DPZ #16-004)
Drainage Impact Study Approval**

Dear Mr. Stevens,

The information for the above-referenced project submitted to the Office of Planning & Development on and dated January 28, 2016 has been reviewed by this office. The plans appear to address current Ascension Parish Ordinance requirements and are hereby preliminarily approved. Note that additional information (both hydraulic and hydrologic calculations) related to drainage will be submitted with the construction plans and therefore final approval of drainage will come with the construction plan approval.

Please submit the watershed verification letter from Mr. Darrel Primeaux with the construction plan submittal.

This letter is not a permit approval nor a guarantee thereof. Any remaining items required during the permit application process must be addressed prior to permit issuance by the Office of Planning & Development. Note that any future modifications or additions may warrant additional drainage improvements and must be submitted to our office at that time.

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

Sincerely,

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

PARISH OF ASCENSION

ENGINEERING DEPARTMENT



Tommy Martinez
Parish President

February 3, 2016

Mr. Sheelagh Brin Ferlito, P.E.
Vectura Consulting Services, L.L.C.
P.O. Box 14269
Baton Rouge, La. 70898

**RE: Galvez Trails (DPZ #16-004)
Traffic Impact Study Review**

Dear Mr. Ferlito:

The Traffic Impact Study submitted to the Office of Planning and Development on February 2, 2016 has been reviewed for compliance with Ascension Parish Regulations. It is noted that Vectura Consulting Services has prepared the Traffic Impact Study in accordance with acceptable standards.

We agree that no off-site traffic improvements are required for this development. Based on our review, the Traffic Impact Study as submitted is approved.

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

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

Sincerely,

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

Benjamin Moran

From: Mickey Robertson [Mickey@mresmail.com]
Sent: Thursday, March 31, 2016 3:57 PM
To: Benjamin Moran
Subject: Wetlands Determination - Galvez Trails
Attachments: WetlandsLetter.pdf

Ben,

Not all properties require an official jurisdictional determination from the Corp of Engineers. In this situation, we had a consultant inspect the property and provide us with a letter indicating that no wetlands appear to exist on the site. While this letter does supplant the official letter from the Corps it does provide us with a basis for not contacting the Corps until after the Preliminary Plat process is complete. The process through the Corps can take 6-9 months and could waste thousands of dollars if the plat is not approved. Therefore, please accept the attached letter in the interim. The Corps process will be fully vetted prior to the final plat stage.

Thanks,
Mickey



Mickey L. Robertson, P.E., P.L.S.
MR Engineering & Surveying, LLC
9345 Interline Avenue
Baton Rouge, LA 70809
(m) 225.229.2829
(w) 225.490.9592
(f) 225.490.9504
Mickey@MRESmail.com



March 8, 2016

Mickey L. Robertson, P.E., P.L.S.
MR Engineering & Surveying, LLC
9345 Interline Avenue
Baton Rouge, La 70809

Mr. Robertson

Per your request, a brief site visit was made on March 4, 2016 in reference to potential "jurisdictional wetlands" on a site described as ~8 acres on N. Burnside Ave in Ascension Parish ,La., the southwest corner being approximately 160 feet due north of the centerline of Agnes Segura Rd.

Our findings indicate that other than the presence of a small swale, as indicated in blue on the attached aerial image, that none of the site, in our professional opinion, would qualify as jurisdictional wetlands. Although hydrologically several marginal areas were noted, the presence of typically upland species such as *Cirsium vulgare* (bull thistle), *Rubus trivialis* (southern dewberry) and *Phytolacca Americana* (American pokeweed) along with a soil chroma in sampled areas of 3+ indicate that the site as a whole lacks the necessary components to be established as containing jurisdictional wetlands.

Please note that the "swale" as indicated on the attached aerial imagery would require a permit from the US Army Corps of Engineers for any impacts other than excavation.

A formal delineation can be performed on the site for a cost of \$2500.00 which includes submittal to the US Army Corps of Engineers for approval. The delineation approval process for a site of this nature will take approximately 3 months.

This preliminary review is strictly the professional opinion of our office and in no way is a substitute for a formal approved wetland delineation which can only be issued by the Department of the Army.

Please contact me if you have any additional questions.

Sincerely

A handwritten signature in black ink that reads "Michael Henry".

Michael Henry, Project Manager
Hydrik
2323 La.Hwy 190 East Suite 2
Hammond, LA 70401
985 429 0333 ext.1
mike@hydrik.com

attachment

2323 HWY 190 EAST SUITE 2
HAMMOND, LA 70401
985 429 0333



**2323 HWY 190 EAST SUITE 2
HAMMOND, LA 70401
985 429 0333**

April 13, 2016

MAJOR SUBDIVISION FINAL PLAT

A) Dutchtown Meadows

Dutchtown Meadows subdivision is located on Cornerview Rd. approximately 2,163 feet west of Interstate 10 in Council District 8 and zoned Medium Intensity (RM). The application is on behalf of Dutchtown Meadows, LLC by MR Engineering & Surveying, LLC.

This final plat will create 100 residential lots and 2 acres of designated park space on a 33.66 acre site. Typical lots in this subdivision range in width between 53' and 65'.

Project Timeline:

- August 13, 2014 – Planning Commission approves the Dutchtown Meadows preliminary plat.
- April 7, 2015 – Construction plans approved.
- October 20, 2015 – Minor revisions to preliminary plat to make it consistent with construction plans.

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

The applicant is requesting a variance for the area of several lots that are under the minimum square footage by 28 – 142 square feet. This error was made at the time of the original preliminary plat and not noticed until final plat submittal.

Engineering Department/ERA outstanding items: See attached punch list from final inspection.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding items and the revocation of the existing servitudes.



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

April 6, 2016

Mr. Lance Brock
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

RE: Dutchtown Meadows (14-008)
Final Inspection Punch List

Dear Mr. Brock:

The final inspection for the above referenced project was held on 4/4/2016 at 10:30 am. The developer, contractor, the project engineer, DPW, and Planning Commission Staff were also present.

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

Project Closeout

1. Provide as-builts.
2. Provide sanitary sewer and force main observation reports.
3. Provide maintenance bond request if not already provided.
4. Provide engineering certification.

Drainage

1. There are low spots along the south side of lots 62-63 that will continue to hold water until either the recently installed drainage system is modified and/or a revised design is implemented. The project engineer needs to propose a solution that will allow these areas to drain.
2. Stabilize slope adjacent to inlet B-1 where water is washing out into outfall. Add additional rip rap at the bottom of outfall B.
3. A swale ditch needs to be constructed near the east property line and offsite lot 3b to allow water to drain towards the roadside ditch.
4. Remove asphalt washout that is in front of the downstream end of pipe G.
5. Provide as-built elevation shots to confirm that the connection of Dutchtown Meadows Way at Cornerview Road matches the proposed design surface draining towards the ends of the entrance culverts.
6. There are multiple inlets along the B1 to B5 drainage line that are too high to receive water from offsite property or subdivision swale ditch. Either modify inlets or regrade swale to allow water to drain into the inlet.
7. Complete installing inlet A-6-A-1.

8. Complete installing inlets E1 and E2.
9. Remove fence from 15 ft public servitude along the rear fo lots 4-15 and construct rear yard swale that will drain water to the installed inlets.
10. Regrade as needed to get water from low area near northeast corner of lot CA-2 to drain to inlet A-7-D.
11. Cut back the end of invert D of the pond outfall pipe so that is does not impede the flow of water through the bayou. Re-install rip around the top of pipe and at bottom of channel. The rip rap at bottom of channel needs to be installed such that the top of the rip rap is not higher than existing bottom of bayou.

Sanitary Sewer

1. There is water running in the sewer system when observed through manhole 3; which indicates that there is a leak somewhere upstream of this manhole. Find and fix leak. Submit new mandrel and low air pressure tests for the segments of pipes that were repaired.

Landscape Requirements

1. The required sidewalk around the t-turnaround of Almere Pass needs to be constructed in the areas that are not within the limits of the proposed residential lots.

Roadway

1. Remove and reinstall handicap ramp that is south of inlet G2 so that it is flush and not separated from the roadway curb.
2. Saw/seal busted curb near the intersection of Almere Pass and Deventer Drive.

Lots/grading

1. Complete final grading along the west edge of the fill slope along the SSTP site and lot 17.
2. Complete final of swale ditch and fill slope along the west side of lots 33-42.

Erosion Control

1. Erosion control, as stipulated by the project's SWPPP, needs to be implemented.
2. The pond banks and cut areas need to be seeded.

Fill Mitigation

1. Fill mitigation and detention requirements are dependent upon the improvements that were made on the adjacent tract that is offsite. The landowner of the adjacent tract needs to dedicate the required 30 ft public servitude that traverses through their site as shown on the final plat.

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

Sincerely,

CSRS, Inc.
Engineering Review Agency for the Ascension Parish Planning Commission



Shaun Sherrow, P.E., PMP

cc: (via email) Mickey Robertson, PE, PLS, MR Engineering and Surveying, LLC

April 13, 2016

MAJOR SUBDIVISION FINAL PLAT

B) New River Oaks

New River Oaks subdivision is located on Cornerview Rd. approximately 2,320 feet east of LA Hwy 73 in Council District 3 and zoned Medium Intensity (RM). The application is on behalf of Primus Development, LLC by Benchmark Group, LLC.

This final plat will create 35 residential lots and 1.9 acres of designated park space on a 12.354 acre site. Typical lots in this subdivision range in width between 60' and 70'.

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:

- April 09, 2014 – Planning Commission approves the preliminary plat.
- January 28, 2015 – Construction plans approved.

STAFF REVIEW COMMENTS

Planning Department outstanding items:

Final plat:

The tract east of lot 31 containing the sewer treatment plant must be labeled.

Engineering Dept/ERA outstanding items: See attached punch list from final inspection

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding comments and all punch list items.



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

April 4, 2016

Mr. Lance Brock
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

RE: **New River Oaks (14-008)**
Final Inspection Punch List

Dear Mr. Brock:

The final inspection for the above referenced project was held on 3/31/2016 at 9:30 am. The developer, contractor, the project engineer, DPW, and Planning Commission Staff were also present.

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

Project Closeout

1. Provide as-builts after the punch list items have been provided.
2. Provide sanitary sewer and force main observation reports.
3. Provide maintenance bond request if not already provided.
4. Provide engineering certification.

Drainage

1. There are off-site ditches that are draining into the projects proposed drainage system along the west property line. This is not consistent with drainage study or latest approved construction plans. Accepting this offsite water may require additional servitudes. Design engineer needs to revise plans and drainage for review or propose changes at the site.
2. The dry detention pond doesn't extend through lot 1 as shown in the approved construction plans. Either extend pond or submit proposed plan changes with supporting calculations that match what was constructed.
3. Add additional rip rap at pond outfall pipe that extends down to New River.

Sanitary Sewer

1. SSMH Y1: needs a concrete bottom trough.
2. SSMH Y2: top needs to be raised up such that the top of the manhole is at least 1 inches above top of back of curb elevation.
3. SSMH X2: grout inside manhole to fill void between casting and concrete manhole
4. Provide mandrel and low pressure test results.
5. Provide fill material and necessary erosion control over the top of the sewer effluent line.

6. Extend all sewer service line markers to at least 3 ft above the ground as indicated on sheet 9 of the approved construction plans.

Landscape Requirements

1. The required 8 class A trees and 16 ornamental trees need to be planted. They can be planted either by the pond/trail or in tract C.
2. The required walking path in the open area between lots 32 and 33 need to be installed as shown on sheet 12 of the construction plans.

Roadway

1. Truncation domes need to be added to handicap ramps.
2. Remove concrete spill from Meador Lane that is the area of station 0+35 and at any other locations.
3. Install street name signs.
4. Due to dirt on the road, it is unclear if water is draining at the t-turnarounds. Clean out gutters and roadway and contact DPW to re-inspect after a rain or conduct a water test verify that the area drains.
5. There is a soft spot in asphalt roadway near entrance that appears to be due to a small diesel spill. Design engineer needs to propose a solution to fix soft spot.
6. The normal pool of the pond is supposed to be 7.5 ft. Therefore, only drainage boxes that have bottoms less than 7.5 ft should have water standing in them. Verify that all boxes that have bottoms 7.5 ft or higher are dry.
7. The proposed fill embankment and dead end signs at station 3+72 appear to encroach onto adjacent property. Provide a property line stake at this t-turnaround to depict location of property line.

Lots/grading

1. There is a low area between tract B and Lot 15 that was holding water. Regrade area in accordance with drainage layout.
2. Lots 1-5 need final grading.
3. There is a ditch that cuts through lots 1-3 that does not match the approved construction plans. A design needs to be proposed by the design engineer to provide a permanent solution for collecting the water that this ditch is handling.
4. The detention pond side slopes appear to be steeper than the maximum 3:1. Regrade all areas that are steeper than 3:1 and/or provide survey information to show that pond slopes are 3:1 or flatter.
5. The pond is supposed to have an emergency weir at elevation
6. Remove dead tree located at rear of lot 28

Erosion Control

1. Erosion control, as stipulated by the project's SWPPP, needs to be implemented.
2. The pond banks and cut area around New River are not stabilized. Regrading and seeding as noted on the "Disturbed Areas" section of the construction plan sheet 19 need to be completed.

Fill Mitigation

1. Fill mitigation for the project is dependent upon obtaining 17,159 cubic yards offsite. Provide survey information and photos from design engineer to show that the required volume has been excavated.

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

Sincerely,

CSRS, Inc.

Engineering Review Agency for the Ascension Parish Planning Commission

A handwritten signature in black ink that reads "Shaun Sherrow". The signature is written in a cursive, flowing style.

Shaun Sherrow, P.E., PMP

cc: (via email) Murray McCullough, P.E., Benchmark Group, LLC.

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH LOUISIANA REVENUE AND STATUTE TITLE 48, CHAPTER 1, ARTICLE 1001, AND THAT THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THE PROPERTY BOUNDARY SURVEY FOR A CLASS "A" 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.

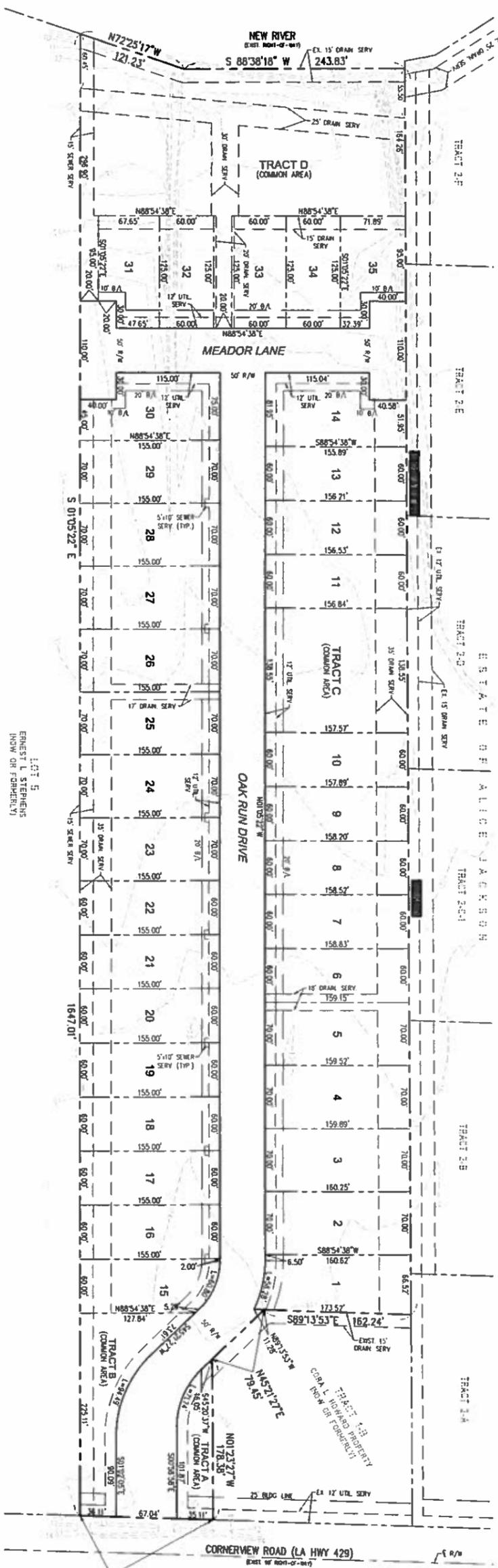
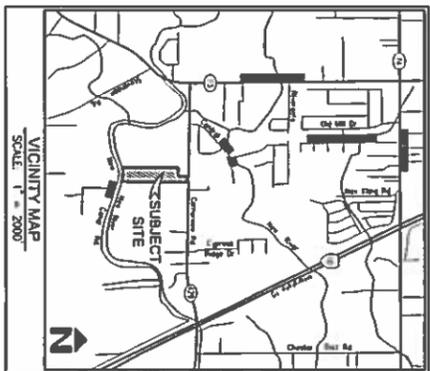
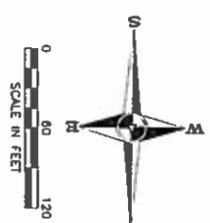
DATE

APPROVED:

FILE NUMBER

LOUISIANA PLANNING COMMISSION

DATE



LOT 5
 ERNEST L. STEPHENS
 BENCHMARK GROUP, L.L.C.

WETLANDS DETERMINATION:
 A REVENUE DETERMINATION WAS PERFORMED ON THE SUBJECT PROPERTY BY DAVID B. FAZEKAS, P.L.S., ON 12/02/2024 AND ONLY THE AREAS IDENTIFIED AS WETLANDS WILL UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. THE LIMITS OF THE WETLAND AREAS SHOWN HEREON ARE BASED ON THE DETERMINATION BY DAVID B. FAZEKAS, P.L.S. ALL WETLANDS HAVE BEEN INDICATED.

DRAINAGE DITCHES:
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF MAINTAINING THE PROPER DRAINAGE OF THE PROPERTY SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND PARALLEL TO THE ADJACENT PUBLIC HIGHWAY OR ROADWAY. THE DRAINAGE DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).
 WATER SUPPLY:
 1) DRAINAGE DITCHES SHALL BE APPROVED BY THE LOUISIANA DEPARTMENT OF TRANSPORTATION.
 2) DRAINAGE DITCHES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION.
 3) DRAINAGE DITCHES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION.
 4) DRAINAGE DITCHES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION.
 5) NO OTHER DRAINAGE DITCHES SHALL BE CONSTRUCTED ON THE PROPERTY OTHER THAN THOSE INDICATED BY THE DRAINAGE DITCHES.

SEWAGE DISPOSAL:
 NO SEWAGE DISPOSAL SHALL BE PERMITTED ON THIS PROPERTY. ALL SEWAGE SHALL BE DISPOSED OF AT AN APPROVED SEWAGE TREATMENT PLANT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND CONNECTIONS TO THE SEWAGE TREATMENT PLANT.

PUBLIC DEDICATION:
 THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.

PARK GENERAL INFO:
 NAME: PARK GENERAL INFO
 LOCATION: TRACT D (COMMON AREA)
 AREA: 1.23 ACRES
 DENSITY: 1 UNIT/ACRE
 STREET: LOCAL (SEE 8/9 - 27 STREET)

GENERAL NOTES:
 1) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.
 2) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.
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 4) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.
 5) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.

GENERAL NOTES:
 1) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.
 2) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.
 3) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.
 4) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.
 5) THE PORTION OF THE SUBJECT PROPERTY IDENTIFIED AS TRACT D (COMMON AREA) IS BEING DEDICATED TO THE PUBLIC AS A PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND THE LOUISIANA DEPARTMENT OF REVENUE. THE DEDICATION SHALL BE EFFECTIVE UPON THE RECORDATION OF THIS MAP.

NET DEVELOPABLE AREA:
 GROSS SITE AREA: 12.34 ACRES
 DEDICATED COMMON AREAS: 1.23 ACRES
 NET DEVELOPABLE AREA: 11.11 ACRES

MINIMUM SETBACKS:
 FRONT: 30'-0" (SEE 8/9)
 REAR: 30'-0" (SEE 8/9)
 SIDE: 10'-0" (SEE 8/9)
 CORNER: 10'-0" (SEE 8/9)

FINAL PLAT
NEW RIVER OAKS
SUBDIVISION

A SMALL-FAMILY RESIDENTIAL SUBDIVISION
 FOR
PRIMUS DEVELOPMENT, L.L.C.

BENCH A SUBDIVISION OF TRACT 1-A, LOCATED IN SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SOUTHWESTERN LAND DISTRICT OF THE PARISH OF ORLEANS, LOUISIANA.

BENCHMARK GROUP, L.L.C.
 LAND SURVEYING • CIVIL ENGINEERING
 LAND PLANNING • LANDSCAPE ARCHITECTURE

1133 BIRMINGHAM AVENUE, BAYTOWN, LOUISIANA 70815
 PHONE: 225.442.4171 • FAX: 225.442.4172 • WWW.BENCHMARKGROUP.LL.C.COM

PROJECT NO.: 14-029
 FILE NAME: 14029.PLA1
 DRAWN BY: []
 DATE: []
 DWG NO: []

April 13, 2016

MAJOR SUBDIVISION FINAL PLAT

C) River Landing – Second Filing

River Landing subdivision is located on the south side of Louisiana Hwy 42 at Vernon Causey Road in Council District 5 and zoned Residential (RM). The application is on behalf of Design Properties and Homes, LLC by Quality Engineering & Surveying, LLC.

This filing will create 40 residential lots and two common area tracts on a 16.84 acre site. Typical lots in this subdivision have a width of 70 feet. 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:

- April 11, 2012 – Planning Commission approves the River Landing preliminary plat.
- January 7, 2013 – Construction plans approved.
- March 26, 2013 – Minor revisions to preliminary plat to make it consistent with construction plans.
- August 13, 2014 – Planning Commission approves final plat of the first filing.

STAFF REVIEW COMMENTS

All plat review comments have been addressed

Engineering Department/ERA outstanding items: See attached punch list from final inspection.

STAFF RECOMMENDATIONS

Staff recommends approval contingent upon satisfactory completion of all outstanding punch list items.



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

April 5, 2016

Mr. Lance Brock
Ascension Parish Planning Commission
P.O. Box 1659
Gonzales, La 70707

RE: River Landing, 2nd Filing
Final Inspection Punch List

Dear Mr. Brock:

The final inspection for the above referenced project was held on 4/04/2016 at 9:30 am. The developer, contractor, the project engineer, DPW, and Planning Commission Staff were also present.

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

Project Closeout

1. Provide as-builts after the punch list items have been provided.
2. Provide maintenance bond request if not already provided.
3. Provide engineering certification.

Drainage

1. It is unclear where the bottom of the swale ditch behind lots 32-36 is located relative to the varying width of the drainage servitude. Stake the eastern limits of the drainage servitude along these lots to allow field verification that the ditch is in the correct location.
2. Complete constructing the swale ditches along lots 51-62 and install the rip rap at the end of the ditch where it will empty into the pond.
3. Install additional rip rap over the top of the end of pipe D4 to prevent washout around pipe from swale ditch that drains otop of it.
4. Make sure that bottoms of all boxes on drainage lines E and F are dry and clean.
5. Complete the installation of the rip rap over the end of the F line as depicted in the "Typical Rip Rap Detail" on sheet 5 of the construction plans.

Sanitary Sewer

1. The stack for lot 53 is leaning to the side. Excavate back down to service line to verify that the service line is not damaged. Install new service line stack.



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

Landscape Requirements

1. Install the sidewalk along the back of the cul-de-sac as shown on sheet 9 of the construction plans.

Roadway

1. Grout the chipped curb that is in front of lot 60.
2. There are small indentions in the asphalt near lots 64 and lots 35 that need to be cleaned out and sealed.

Lots/grading

1. Complete final grading of lots 48-50 and 51-55 to prevent ponding water.

Erosion Control

1. Implement erosion control measures as stipulated by the project's SWPPP.
2. The pond banks and cut area around New River are not stabilized. Regrading and seeding as noted on the "Disturbed Areas" section of the construction plan sheet 19 need to be completed.
3. Provide seeding and mulch on all disturbed pond slopes

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

Sincerely,

Engineering Review Agency for the Ascension Parish Planning Commission

Shaun Sherrow, P.E., PMP

cc: (via email) Deric Murphy, P.E., PLS, Quality Engineering & Surveying, LLC.

