



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT

Planning Commission

May 11, 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 April 13, 2016 Planning Commission Meeting**
- 8. Consent Agenda**
 - (A) **Affidavit of Mortgage Declaration**
Francis E. King, Jr. Property - Lot 1 and 3-B
 - (B) **Affidavit of Mortgage Declaration**
Lyle Decoteau Property - 45163 Butch Gore Rd, St. Amant, LA
 - (C) **Affidavit of Mortgage Declaration**
Dutchtown LA73, LLC & Fidelity Homestead - Tract A
 - (D) **Affidavit of Mortgage Declaration**
Nestor Hire Tract - Lot B (Gary & Andree Guillory)
Item was pulled from agenda as staff received a letter from lending agency.
 - (E) **Affidavit of Mortgage Declaration**
Melvin Louque Tract - Lots 1, 3, & 4-A (Jacob Beck)
- 9. Public Hearing to Approve or Deny the Following Family Partition:**
 - (A) **Mary Melancon Babin Property - Lots A & B**
Landsource, Inc.
(Council District 4)

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

- (A) **Parker Place Estates - Phase 2**
MR-Engineering & Surveying, LLC
(Council District 7)

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

- (B) **Oakland Crossing**
Benchmark Group, LLC
(Council District 7)

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

- (C) **Eagles Landing Subdivision**
Second Filing - Phase 2A and Tract CA-7 &
Third Filing - Phase 3A

Baton Rouge Land Surveying
(Council District 5)

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

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

- (A) **Ordinance SR16-07: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Wetlands Determination**

12. Staff Report

13. Engineering Staff Report

14. Adjourn



Description: Approval or Denial of the Minutes of the April 13, 2016 Planning Commission Meeting

ATTACHMENTS:

Description	Upload Date	Type
April 13 2016 Planning Comm Minutes	5/4/2016	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
Planning Commission
April 13, 2016

The Planning Commission of the Parish of Ascension held a Public Meeting on Wednesday, April 13, 2016 at 6:15 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

Cody Martin – Legal Counsel

Lance Brock – Zoning Official

Ben Moran – Planner

Shaun Sherrow – Engineering Review Agent

V. Chairman's Comments

Chairman Pryor explained at the last Planning Commission meeting there were several new members of the commission present. He stated prior to the meeting they had received an email from Mr. Ricky Compton, who was the Planning Director at the time, to come in a little bit early for a “meet and greet” of the new members, which Mr. Pryor thought was very valuable because other than Mr. Chaisson and Mr. Foster, he did not know the other new members and would have liked to have met them before he had their first meeting. During that time there were some individuals that were not affiliated with the Commission in the back room dealing with some issues with the engineering staff, and that raised some questions during the meeting. He said there was nothing improper going on in the back room. He doesn't believe any of the Commissioners met with the individuals that were back there, he knows he certainly did not and did not see any of the Commissioners's doing it. He expressed the optics may have looked bad, but nothing illegal was going on and certainly want to be transparent on everything the Commission does. Chairman Pryor stated from this point forward, the meeting room in the back prior to the Planning and Zoning meetings on the second Wednesday of each month will be reserved for the Commissioners, Parish Staff and people affiliated directly with the Commission itself.

Chairman Pryor expressed the Commissioners' contact information is on the Parish's website if anyone needs to contact them and the public is free to speak at the public hearings.

VI. Approval or Denial of the Minutes of the March 9, 2016 Planning Commission Meeting

Commission Action: Moved by Mr. Aaron Chaisson, seconded by Mr. Julio Dumas and unanimously adopted, to approve the March 9, 2016 Planning Commission minutes as presented.

VII. Consent Agenda

A) Affidavit of Mortgage Declaration

Gary Bernard Property

- 1) Lot 1-F (Jimmy Madere, Sr.)
- 2) Lot 1-B (Richard Bouchereau)

Commission Action: Moved by Mr. Edward Dudley, seconded by Mr. Anthony Christy and unanimously adopted, to approve the consent agenda.

VIII. Public Hearing to Approve or Deny the Following 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.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved Mr. Douglas Foster, seconded by Mr. Morrie Bishop and unanimously adopted, to approve this family partition as presented.

IX. Public Hearing to Approve or Deny the Following 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.

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

He stated he met with Councilman Todd Lambert to discuss whether or not there were any drainage issues relevant to this property and development of it. He said Councilman Lambert expressed there were issues along Hwy 44 that seem to stem from the southwest corner of said proposed development where there is a culvert that may be undersized that drains off to the east. Mr. Robertson said at that point they committed to piping a ditch to the south side of the property and replace the culvert, doubling the size of it.

Public hearing was opened.

The following spoke:

1 – Jeff Pettit – neither for or against development.

Public hearing was closed.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Morrie Bishop and adopted by the following roll call vote, to approve this preliminary subdivision plat with the condition that **a)** the culvert in discussion be improved to minimum in double its size and in compliance with the drainage requirements the Parish may have; and **b)** that a note be added to the plat stating “All single family residences are required to pay both a road and a sewer impact fee in accordance with the established Ascension Parish ordinances”.

YEAS: Julio Dumas, Edward Dudley, Morrie Bishop, Anthony Christy,
Aaron Chaisson

NAYS: Douglas Foster

ABSENT: None

ABSTAINED: None

The Chairman did not vote.

5 YEAS, 1 NAYS, 0 ABSENT, 0 ABSTAINED and the motion CARRIED.

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

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.

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

Public hearing was opened.

No comments.

Public hearing was closed.

Commission Action: Moved by Mr. Edward Dudley, seconded by Mr. Morrie Bishop, and unanimously adopted, to approve the variance request for the area of several lots that are under the minimum square footage by 28 – 142 square feet.

Commission Action: Moved by Mr. Julio Dumas, seconded by Mr. Anthony Christy and adopted by the following roll call vote, to approve this final subdivision plat subject to staff recommendations being satisfied and a note be added to the plat stating “All single family residences are required to pay both a road and a sewer impact fee in accordance with the established Ascension Parish ordinances” .

YEAS: Julio Dumas, Edward Dudley, Morrie Bishop, Anthony Christy,
Aaron Chaisson

NAYS: Douglas Foster

ABSENT: None

ABSTAINED: None

The Chairman did not vote.

5 YEAS, 1 NAYS, 0 ABSENT, 0 ABSTAINED and the motion CARRIED.

B) New River Oaks Subdivision

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.

Mr. Murray MmCullough with Benchmark Group, LLC presented this final subdivision plat.

Public hearing was opened.

The following spoke:

1 – Ernest Stephens – neither for or against development. Has some issues/concerns with developer/contractor.

Mr. James Hendrick, developer of the property, explained his side of Mr. Stephens' concerns.

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 **a)** all Staff requirements being met, including the punch list items **b)** that the property corners be clearly identified so staff can confirm that there are no improvements outside the property of this development, including any embankments, fail, etc.; **c)** that the adjacent property owner's barbwire fence be erected by the developer in a manner acceptable by both parties; **d)** that the landscape requirement be verified for compliance; **e)** that a note be added to the plat stating "All single family residences are required to pay both a road and a sewer impact fee in accordance with the established Ascension Parish ordinances".

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.

Mr. Jared Beiriger 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. Edward Dudley and unanimously adopted, to approve this final subdivision plat contingent upon satisfactory completion of all outstanding punch list items and a note be added to the plat stating “All single family residences are required to pay both a road and a sewer impact fee in accordance with the established Ascension Parish ordinances”.

XI. Staff Report

Mr. Ben Moran requested to have a public hearing held at next month’s Planning Commission meeting on an ordinance revision pertaining to wetland determination. He said it would be best to collect the wetland determination at a later time, whether it is with construction plans, before construction plan approval, or before final plat approval, just as long as it does not have to be submitted with the preliminary stage of approval. He expressed that it takes a long time to get a wetlands determination from the Corps and feels it’s something that could be done later.

Commission Action: Moved by Mr. Morrie Bishop, seconded by Mr. Julio Dumas and unanimously adopted, to hold a public hearing at the next regularly scheduled Planning Commission meeting to consider an ordinance revision pertaining to wetland determination.

Mr. Lance Brock introduced Mr. Shaun Sherrow as the Planning Departments' ERA and welcomed him on staff.

Chairman Pryor thanked Mr. Ben Moran, Planner, for his valuable service to the Parish as he has recently resigned.

XII. Engineering Staff Report

Mr. Shaun Sherrow with CSRS, expressed he looks forward to working with everyone as the ERA (Engineering Review Agent).

XIII. Adjourn

Motion by Mr. Julio Dumas and unanimously approved, the meeting adjourned at 7:12 p.m.

Matthew Pryor, Chairman



Description: **Affidavit of Mortgage Declaration**
Francis E. King, Jr. Property - Lot 1 and 3-B

ATTACHMENTS:

Description	Upload Date	Type
Francis E King Jr Property - Lot 1 and 3-B	4/19/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



May 11, 2016

A) Francis E. King Jr. Property – Lot 1 and 3-B
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



March 23, 2016

Whitney Bank
PO Box 21169
Montgomery, AL 36121

RE: Application to Subdivide Lot 1 and 3-B – Francis E King

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 1 and 3-B for Francis E King (18278 Bluff Rd. 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 May 4, 2016 or can appear at a public hearing on May 11 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, Francis E. King who, avers that he/she is the legal owner of Lots 1 & 3-B, Sec. 14, T8S, R2E (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) FK 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>Whitney Bank</u>	<u>3617 S Sherwood Forest B.R. 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)

Whitney Bank

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

Whitney Bank P.O. Box 21169 Montgomery, AL 36121-1269

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Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)
Francis E. King
- Account number or Reference number
Acct: 000120-090-101-74
- Borrower's municipal address
18278 BLUFF RD, Prairieville, La 70769
- 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
3-B
- Name of Subdivision in which the property is located
N/A
- Township, Range , Section Number and Acreage (if appropriate) of the property

(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 24 day of February, 2016

WITNESS:

[Signature]

Printed Name:

Louise Broussard

APPLICANT:

[Signature]

Printed Name:

Francis E. King

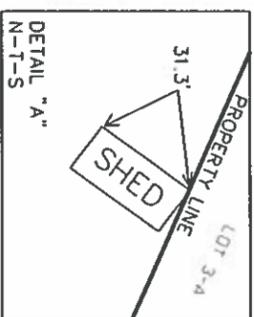
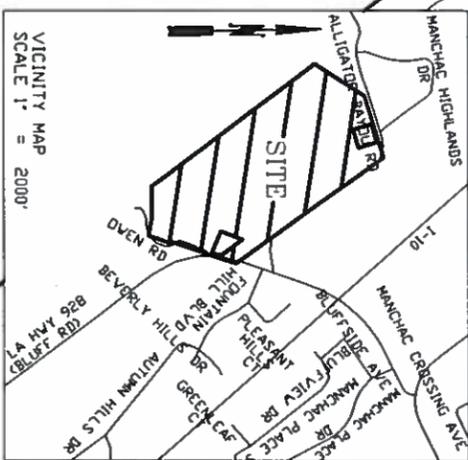
[Signature]
NOTARY

S. DIANE BEADLE
LSNID # 92937 - NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ASCENSION

Printed Name:

NOTARIAL COMMISSION IS FOR LIFE.

Notary # or La. Bar #



- LEGEND**
- CLASS 'C' SURVEY ○
 - SET IRON RODS 1/2" ●
 - FOUND IRON PIPE 1/2" ▲
 - FOUND NAIL & WASHER ▼
 - SET NAIL & WASHER ▽
 - LDH R/V MARKER ▽
 - POWER POLE ▽
 - CALCULATED POINT ⚡

ASCENSION PARISH ZONING SETBACKS
 FROM SETBACKS: 25' MINIMUM
 FROM SETBACKS: 50'
 NOTE: ALL STRUCTURES WITHIN SETBACKS ARE INDICATED ON PLAT AND LABELED AS NON-CONFORMING

NO ATTEMPT HAS BEEN MADE BY V.J. COINTMENT SURVEYORS TO VERIFY ACTUAL UTIL. OWNERSHIP TITLE, DEED RESTRICTIONS, EASEMENTS, ETC. PROPERTY AS SHOWN ON THIS PLAT OTHER THAN THOSE FURNISHED BY THE OWNER OR CLIENT.
 GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983), LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.

THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF V.J. COINTMENT SURVEYORS. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATE BEFORE ACTING ON DATA SHOWN. THIS FIRM IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN BASED UPON OBSOLETE DRAWINGS FOR WHICH THIS FIRM WAS NOT SPECIFICALLY CONSULTED AND WRITTEN PERMISSION RECEIVED. SERVITUDES AND/OR RIGHTS-OF-WAY OTHER THAN THOSE NOTED MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING OF TITLE TO THIS PROPERTY TO SHOW ALL ENCUMBRANCES, WAS NOT WITHIN THE SCOPE OF THIS SURVEY.

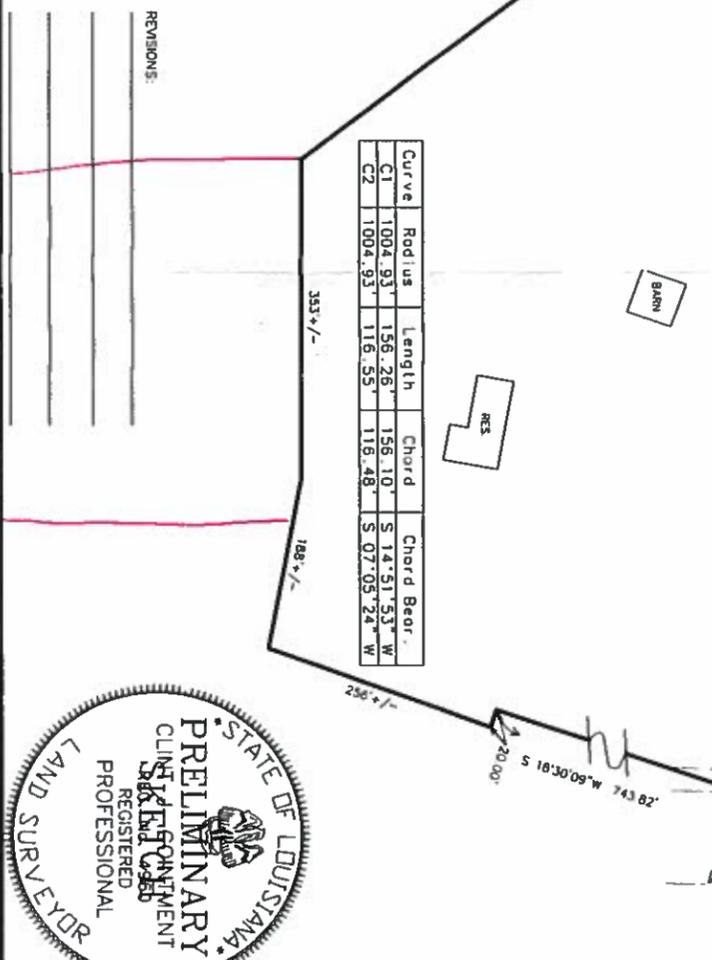
- REFERENCE MAPS**
- 1: MAP BY W.J. COINTMENT, JR. DATED 12-6-1995 FOR FRANCIS E. KING, FILE #363670
 - 2: MAP BY W.J. COINTMENT, JR. DATED 2-10-1997 FOR FRANCIS E. KING, FILE #386116

Adjacent Properties

APPROX. BASE FLOOD ELEV. = 0.0'
 DELINEATION OF JURISDICTION WETLANDS HAS NOT BEEN REQUESTED NDR IS PART OF THIS SURVEY.
 ACCORDING TO THE FED. EMERGENCY MGMT. AGENCY FED. INSURANCE ADM. FLOOD HAZARD BOUNDARY MAP COMM. 220013-0025 E OF ASCENSION PARISH, LA THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE X & A PARISH ZONING C PER MAP DATED 8-3-2011

REVISIONS:

Curve	Radius	Length	Chord	Chord Bear.
C1	1004.93'	156.26'	156.10'	S 14.51° 53' W
C2	1004.93'	116.35'	119.48'	S 07.05° 24' W



DEDICATION
 THE RIGHT OF WAY OF STREETS SHOWN HEREON AND ANY UTILITIES INDICATED THEREBY ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDINGS, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.
 SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
 ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF TO AN EXISTING REGIONAL MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.

APPROVED: _____
 DATE: _____
 P.C. FILE # _____

PROPERTY BOUNDARY SURVEY
 OF

THE SUBDIVISION OF LOTS 1 AND 3-B, BEING THE PROPERTY OF FRANCIS E. KING, JR., INTO LOTS 1-A AND 3-B-1, SITUATED IN THE WEST 1/2 OF SECTION 14, T8S, R2E, SED, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LA.

W. J. COINTMENT SURVEYORS
 PROFESSIONAL LAND SURVEYING
 CLIENT: J. COINTMENT, PLS
 GONZALES, LA 70737
 PH: 225-644-5454 FAX: 225-644-5248

FRANCIS E. KING, JR.
 PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION, BIDDING, REBIDDING, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT
 CLIENT: J. COINTMENT, PLS REG. 4980



SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. I CERTIFY PLAN IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS TITLE 46 LXI AND REVISED STATUTES 335051 GONZALES, LA SCALE 1" = 3'-21'-2016
 CLIENT: J. COINTMENT, PLS
 LAND SURVEYOR
 FB F PG REF 16080 14



Description: Affidavit of Mortgage Declaration

Lyle Decoteau Property - 45163 Butch Gore Rd, St. Amant, LA

ATTACHMENTS:

Description

Lyle Decoteau Property - 4163 Butch Gore Rd

Upload Date

4/19/2016

Type

Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



May 11, 2016

B) Lyle Decoteau Property – 45163 Butch Gore Rd, St. Amant, LA
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
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PLANNING DEPARTMENT



March 23, 2016

Louisiana Land Bank
PO Box 37
Hammond, LA 70404

RE: Application to Subdivide an 18.55 acre tract – Lyle Decoteau

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 an 18.55 acre tract for Lyle Decoteau (45163 Butch Gore Rd. St. Amant, La 70774) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by May 4, 2016 or can appear at a public hearing on May 11 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

- Name of the Borrower (debtor on the mortgage)
Louisiana Land Bank
- Account number or Reference number
835222
- Borrower's municipal address
45163 Dutch Gore Stamat LA 70774
- 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

- Name of Subdivision in which the property is located

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

(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 16 day of March, 2016

WITNESS:

[Signature]

Printed Name: Robin Melancon

APPLICANT:

[Signature]

Printed Name: Lyle Decoteau

NOTARY

Printed Name:

Notary # or La. Bar #

[Signature]
Donna Sheets
32596

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



Description: **Affidavit of Mortgage Declaration**
Dutchtown LA73, LLC & Fidelity Homestead - Tract A

ATTACHMENTS:

Description	Upload Date	Type
Dutchtown LA73, LLC & Fidelity Homestead	4/19/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



May 11, 2016

C) Dutchtown LA73, LLC & Fidelity Homestead – Tract A
Affidavit of Mortgage Declaration

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

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



April 14, 2016

Investar Bank
10500 Coursey Blvd.; 3rd Floor
Baton Rouge, LA 70816

RE: *Application to Subdivide Tract A – Dutchtown LA 73, L.L.C.*

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 Tract A for Dutchtown LA 73, LLC (7901 Wrenwood Blvd, Ste. B, Baton Rouge, LA 70809) 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 May 4, 2016 or can appear at a public hearing on May 11, 2016 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Lance Brock
Interim Director, Planning and Development

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, Dutchtown LA. 73 LL who, avers that he/she is the legal owner of Tract A, Sec.33, T9S, R2E, 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) XX 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>Investar Bank</u>	<u>10500 Coursey Blvd. 3rd Flr. B.R., L.A.</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)

Investar Bank

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

10500 Coursey Blvd. 3rd Floor 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)
Dutchtown LA 73, LLC
- Account number or Reference number
Loan #708561650
- Borrower's municipal address
7901 Wrenwood Blvd. Ste. B Baton Rouge, LA 70809
- Municipal address of the property (if different from the Borrower's address)
Tract A Sec. 33, T9S, R2E, Prairieville, LA
- Lot Number and Square Number (if appropriate) of the property subject to mortgage
See above
- Name of Subdivision in which the property is located
N/A
- Township, Range , Section Number and Acreage (if appropriate) of the property
See above

(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

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

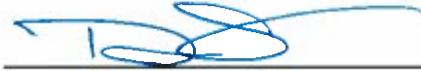
The penalty for violation of La. R.S. 14:133 as provided in Section (C) states:

“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 _____ day of _____, 20__.

WITNESS:



Printed Name: DEAN BARTELS

APPLICANT: Dutchtown LA 73, LLC.



Printed Name: By: Vasken Kaltakdjian, Manager



NOTARY

Amy B. Tricou

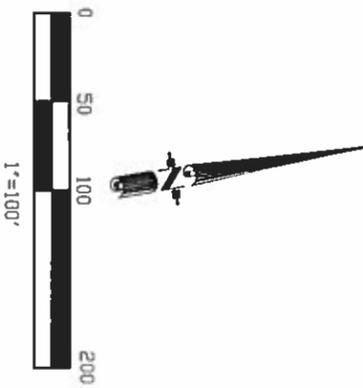
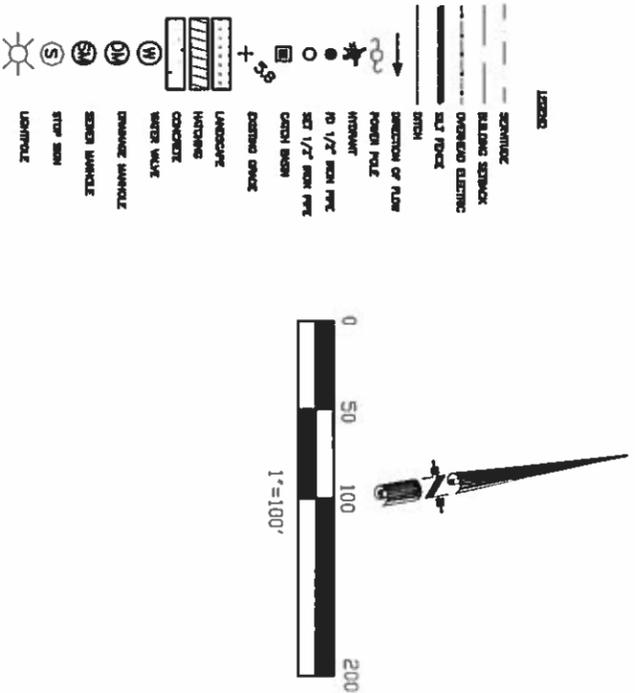
Printed Name:

51490

Notary # or La. Bar #



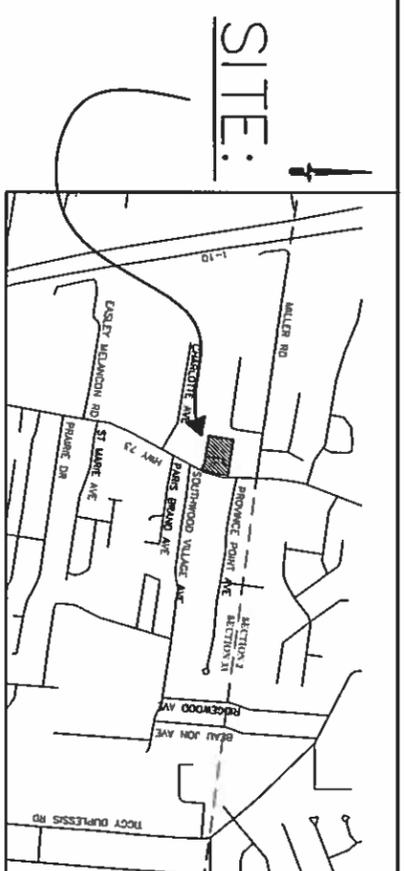
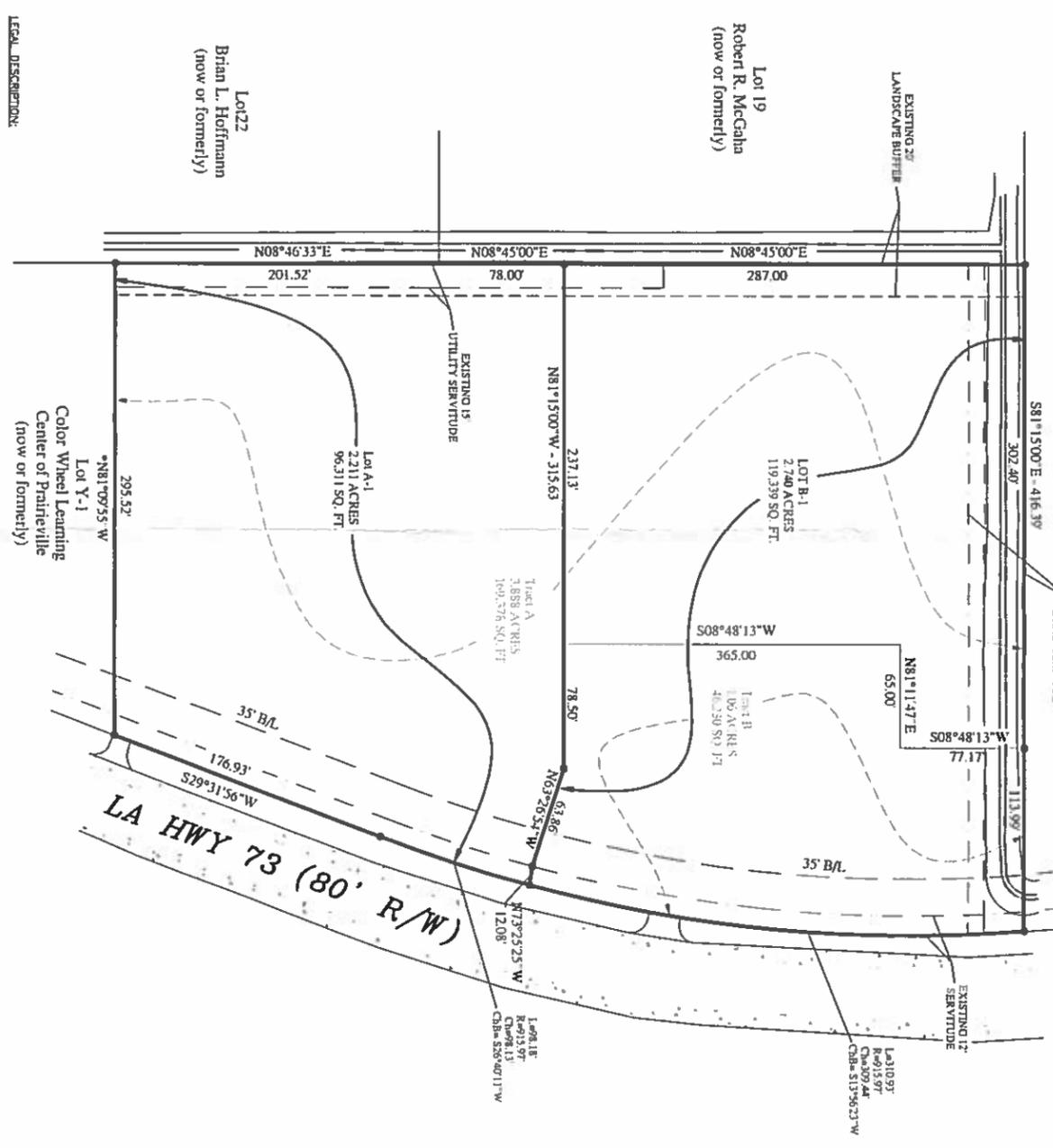
AMY B. TRICOU, Notary Public
East Baton Rouge Parish, Louisiana
ID No. 51490 - My commission is for life



- GENERAL NOTES:**
1. BASIS OF BEARING: N40°10'52\"/>
 2. THE WORDS "CERTIFY", "CERTIFIED", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 3. B.M. AGUILAR & ASSOCIATES, L.L.C. HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
 4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, 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.
 5. ZONING - CC (GROSS ROADS COMMERCIAL)
 6. FLOOD ZONE NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AND HAS A BASE FLOOD ELEVATION OF 15.0' AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22005C COADGE DATED: 08/19/2007 FOR ASCENSION PARISH, LOUISIANA.
 7. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCEL(S) SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE, UDC, ANY ACTS OF OMISSION OR DEFERENCE REGARDLESS OF CAUSE BY THE OWNER, SURVEYOR OR PARISH, SHALL NOT RELIEVE THE OWNER OF HIS/HER DUTY TO CONFORM TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
 8. SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.
 9. 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 OWNERS(S).
 10. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
 11. THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND THESE SHOWN AS SERVITUDES AND NOT AS RIGHTS OF WAY. THE PUBLIC SHALL HAVE THE RIGHT TO REMOVE AND REBUILD AND UNDER PROPER PRECEDURE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING STRUCTURE OR FENCE SHALL BE CONSTRUCTED NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

REFERENCE MAP(S)

1. MAP SHOWING RESUBDIVISION OF TRACT Y-2, OF THE BELACON TRACT, AND LOTS 20, 21-A, AND 21-B OF CLOVERDALE SUBDIVISION INTO TRACTS "A" AND "B" LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR DUTCHOWN LAT3, L.L.C. BY: DAVID B. FAZEKAS P.L.S., DATED: 07-01-09 Instrument #727330



SITE:

MAP SHOWING EXCHANGE OF PROPERTY OF TRACT A AND TRACT B INTO TRACT(S) A-1 & B-1 (A COMMERCIAL LOT) LOCATED IN SECTION 33, T9S-R2E SOUTHEASTERN LAND DISTRICT EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA FOR DUTCHOWN LAT3, L.L.C. AND FIDELITY HOMESTEAD

PROPERTY	DATE
DUTCHOWN LA 73, L.L.C.	DATE
FIDELITY HOMESTEAD	DATE

GENERAL NOTE:

I CERTIFY THAT THIS SURVEY HAS BEEN DONE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 29, BASED ON A CLASS C SURVEY.

DATE: _____

FILE NO.: _____

B.M. AGUILAR & ASSOCIATES, L.L.C.

CIVIL ENGINEERING AND LAND SURVEYING

P. O. Box 1407
Prairieville, LA 70769

Phone: (225) 445-1894 Fax: (225) 673-1344

FOOTING	DATE	SHEET
1"=100'	04/12/16	1 OF 1
DATE PRINTED	04/12/16	PROJECT: 2015206



Description: Affidavit of Mortgage Declaration

Nestor Hire Tract – Lot B (Gary & Andree Guillory)

Item was pulled from agenda as staff received a letter from lending agency.



Description: **Affidavit of Mortgage Declaration**
Melvin Louque Tract - Lots 1, 3, & 4-A (Jacob Beck)

ATTACHMENTS:

Description	Upload Date	Type
Melvin Louque Tract - Jacob Beck	4/19/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



May 11, 2016

E) Melvin Louque Tract – Lots 1, 3 & 4-A (Jacob Beck)

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



April 19, 2016

Campus Federal
Lynda Provenzano
P. O. Box 98036
Baton Rouge, LA 70898-9036

RE: Lots 1, 3 & 4-A of the Melvin Louque Tract – Jacob Beck

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 1, 3 & 4-A of the Melvin Louque Tract – Jacob Beck (43423 Black Bayou Road, Gonzales, LA 70737) that the applicant has applied through our office to subdivide his or her property.

As defined by the ordinance, you may submit a letter of objection or no objection to our office by May 4, 2016 or can appear at a public hearing on May 11, 2016 at 6pm to hear the proposed subdivision and be given the opportunity to influence the planning commission as to whether or not the proposed division of property should be approved.

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

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

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

Sincerely,

Lance Brock
Interim Director, Planning and Development

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Tommy Martinez
Parish President

- Name of the Borrower (debtor on the mortgage)

Jacob Beck

- Account number or Reference number

224735-10773137-144

- Borrower's municipal address

43423 Black Bayou Rd Gonzales, LA

- 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

Lot 1, 3, 4-A of section 14

- Name of Subdivision in which the property is located

Melvin Louque Tract

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

T9S, R3E 4.94 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

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

THUS SWORN, DONE, AND SIGNED on the _____ day of _____, 20__.

WITNESS:

Printed Name: _____

APPLICANT:

Printed Name: _____

NOTARY

Printed Name:

Notary # or La. Bar #



Description: Mary Melancon Babin Property - Lots A & B
Landsource, Inc.
(Council District 4)

ATTACHMENTS:

Description

Mary Melancon Babin

Upload Date

4/26/2016

Type

Cover Memo

FAMILY PARTITION

A) Mary Melancon Babin Property – Lots A and B

The subject property is located on White Road in Council District 4 and is zoned Residential Medium (RM). The application is on behalf of Mary M Babin by Landsource, Inc.

The owner is proposing a family partition of a 6.24 acre tract into Lots A (1.810 acres) and B (4.442 acres). The applicant will retain Lot B and transfer Lot A to her daughter. Lot B is accessed by White Road and Lot A will be accessed by a proposed 30' private servitude of passage.

STAFF REVIEW COMMENTS

All comments have been addressed.

STAFF RECOMMENDATIONS

Staff recommends approval.



Description: Parker Place Estates - Phase 2

MR Engineering & Surveying, LLC
(Council District 7)

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



Description: Oakland Crossing

Benchmark Group, LLC
(Council District 7)

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



Description: ~~Eagles Landing Subdivision~~
~~Second Filing -- Phase 2A and Tract CA-7 &~~
~~Third Filing -- Phase 3A~~

Baton Rouge Land Surveying
(Council District 5)

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



Description: Ordinance SR16-07: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Wetlands Determination

ATTACHMENTS:

Description	Upload Date	Type
Ordinance SR16-07 Wetlands Determination	4/26/2016	Cover Memo

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



SR16-07

Item for Consideration:

Ordinance SR16-07: Revisions to the Subdivision Regulations in the Unified Land Development Code pertaining to Wetlands Determination

There has been discussion recently about applications to the Planning Commission and whether or not an applicant should be required to submit a Wetlands Determination as required in the Subdivision regulations - Section 17.406.B.11, along with all of the other required information.

According to local engineers, it takes 6-9 months to get an official letter from the Army Corps of Engineers regarding a submitted Wetlands Delineation.

Rather than approaching the ACOE to ask them to expedite their process for us, we would recommend revising the subdivision regulations to require the Proposed Wetlands Delineation by a qualified consultant at the submittal of the Preliminary Plat, and require that the Jurisdictional Wetlands Determination be provided before the Final Plat is to be signed.

What the LDC currently says:

17-406. Plats and Data for Preliminary Approval

B. The following information shall be included on the preliminary plat:

11. Wetlands Determination.

What the revised LDC will say:

17-406. Plats and Data for Preliminary Approval

B. The following information shall be included on the preliminary plat:

11. Proposed Wetlands Delineation by a qualified consultant or a Jurisdictional Wetlands Determination includes any associated maps and other related data including the official dated letter from the Army Corps of Engineers.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



What the LDC currently says:

17-4012. Plats and Data for Final Approval

What the revised LDC will say:

17-4012. Plats and Data for Final Approval

- G. Jurisdictional Wetlands Determination including any associated maps and other related data including the official dated letter from the Army Corps of Engineers. (SR07-01, 1/18/07; DC09-09, 12/17/09; SR12-11, 3/19/13; **SR16-07, x/xx/xx**)**

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



ORDINANCE NO. DR16-07

**REVISIONS TO SECTION 17-406 and 17-4012 IN
APPENDIX IV OF THE PARISH UNIFIED LAND
DEVELOPMENT CODE PERTAINING TO THE
SUBMISSION OF WETLANDS DETERMINATIONS.**

PURPOSE: The purpose of this ordinance is to revise language in Section 17-406 and Section 17-4012 in Appendix IV of the Subdivision Regulations of the Unified Land Development Code to address the submission of Wetlands Determinations.

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 October 2, 2014, and

BE IT ORDAINED by the Ascension Parish Governing Authority that Section 17-406 and 17-4012 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 17-406 and 17-4012 – 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 IV – Section 17-406 and 17-4012

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

17-406. Plats and Data for Preliminary Approval

B. The following information shall be included on the preliminary plat:

11. Proposed Wetlands Delineation by a qualified consultant or a Jurisdictional Wetlands Determination including any associated maps and other related data including the official dated letter from the Army Corps of Engineers.

17-4012. Plats and Data for Final Approval

G. Jurisdictional Wetlands Determination including any associated maps and other related data including the official dated letter from the Army Corps of Engineers.
(SR07-01, 1/18/07; DC09-09, 12/17/09; SR12-11, 3/19/13; **SR16-07, x/xx/xx**)